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HAND-BOOK

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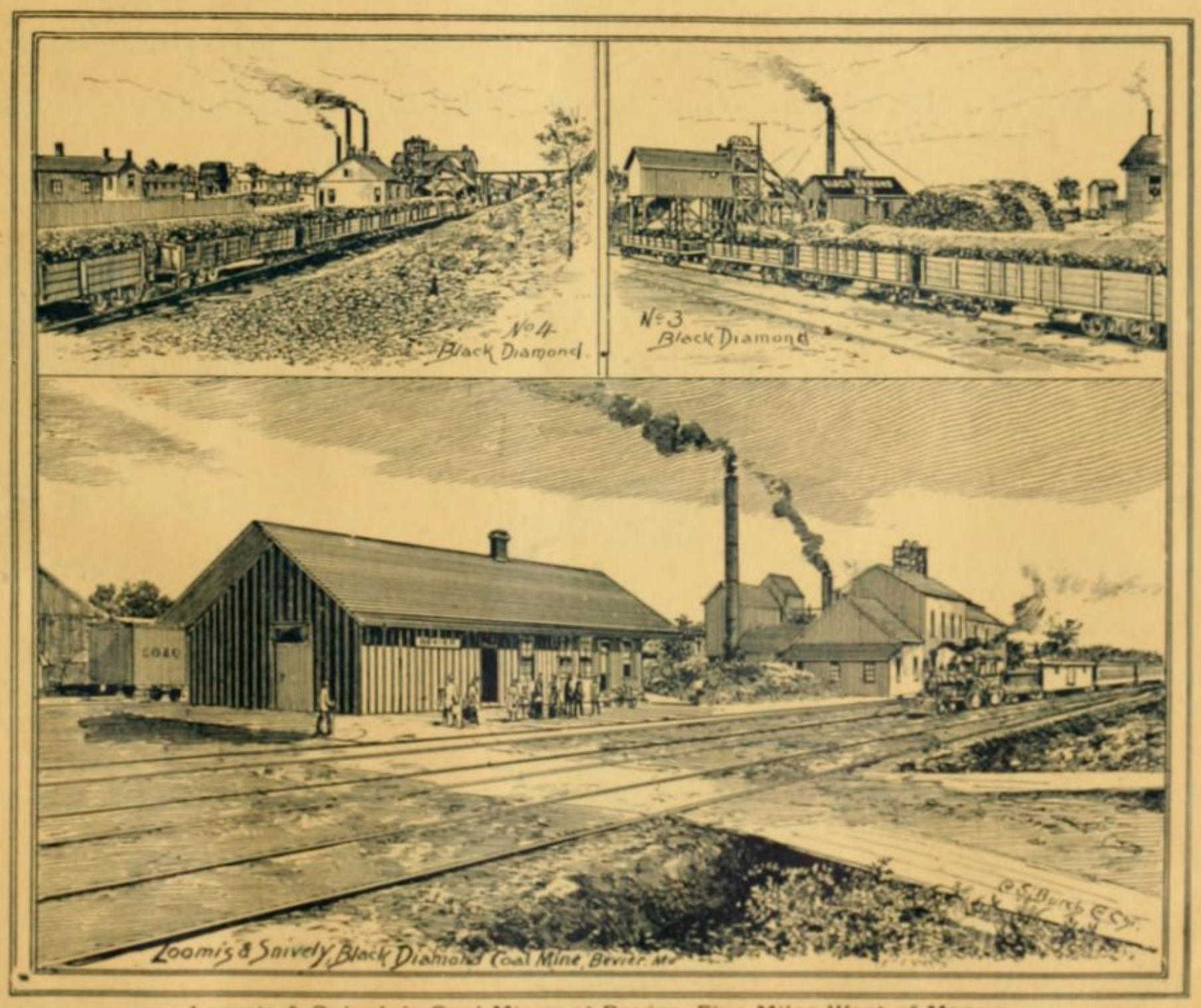
MACON COUNTY,

MISSOURI.

THE BLUE GRASS REGION OF NORTH MISSOURI.



Loomis & Snively's Coal Mines at Bevier, Five Miles West of Macon.

MACON, MO.
TIMES STEAM PRINTING HOUSE,
1888.

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Secretary Macon B. & L. Ass'n, Capital Stock, $150,000.

Secretary Macon Board of Trade.

THEO. GARY,

Insurance, Real Estate and Loan Agent,

MACON, MISSOURI.

Special Examiner and Correspondent of the Equitable Mortgage Co., Kansas City, Mo.

AGENT

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Macon Foundry and Machine Works.

Established in 1880 by F. PALFREY.

Proprietor and Practical Expert in Mechanical Science.

Capital Invested, $20,000.00.

Manufacture all classes of Mill Machinery, Outfits, The Celebrated Shelving, Coal Mining Machinery, Steam Power Threshing Patton's Adjustable Store etc., etc.

The Machine Department embraces two buildings 22x50 feet, three stories high, and the Foundry is 44x50 feet. The entire works are equipped with the most approved modern machinery and apparatus, are lighted with gas, have a complete telephone system and water works of their own, are driven to full capacity, and would be creditable to a large city.

HOW AND WHY MISSOURI HAS BEEN OVERLOOKED BY IMMIGRANTS AND INVESTORS.

IN presenting to the home-seeker and investor this little Hand-Book, descriptive of Northeastern Missouri and Macon County, it is done with full knowledge of the fact that the reputation of this great State—within itself an Empire—has been grossly misrepresented and maligned and very seriously damaged, in the estimation of both Eastern and Western people, who have never visited the State, tested the temper of its hospitality, or become acquainted with the manners and customs of its people, a large portion of whom came from the Eastern and Northern States, the Provinces and Europe, and represent every shade of religion and politics. Missouri just now offers the best opportunity to the prospective land buyer, either for settlement or speculation, to be found in the Union. Both wild and improved lands are much cheaper than similar lands in the adjoining territory of Kansas, Nebraska, Iowa and Illinois; and vastly cheaper than in the older Eastern States. Of course there is a reason for the low price of Missouri lands, as well as for the comparatively light immigration to the State. The principal reason, as above stated, is the bad name given the State by some of its own and the leading journals of other States, for purely political purposes, thereby creating a prejudice against the State among people who based their opinions on what they said. Still another cause for low land values in Missouri has been the existence of vast tracts of Government land on the smooth, level prairies of Kansas, Nebraska and other neighboring States, where "free homesteads" were offered to the million for simply the cost of settlement In the same States were millions of acres of Indian trust lands sold in small tracts to actual settlers at $1.25 per acre.

In these States, too, were other millions of acres of smooth, level land, parceled out in magnificent tracts to the great land-grant railways, which put them on the market at low prices and liberal terms to settlers of moderate means, thousands of whom were induced by brilliant advertisements of the country, to buy and settle upon these lands. These railways were doubly interested in immigration. The sale of the lands which cost them nothing, alone made them rich. The transportation of household goods, implements, live stock and the families of the purchasers, afforded the best reason why the roads should carry them by Missouri and as far West as possible. Once settled in the Far West, the home-builders were at the mercy of the roads, which transported everything they brought in and all they might have to ship out. Of course these land-grant roads spent millions in advertising their newly acquired territory. They could afford to do it and did it well, and greatly to the injury of Missouri, which also furnished her full quota of homesteaders and land-buyers. Hundreds of thousands of Northern and Eastern immigrants were carried across Missouri in the night to prevent observation of the country. Under such railway influence, the treeless plains were settled, towns were built, newspapers were founded and a comparatively arid country settled and developed by Eastern people and Eastern capital, largely at the expense of Missouri. Meantime the vilest misrepresentations of Missouri and her people and institutions were industriously floated. All these things had the desired effect and Missouri, for the time, stood still. Little immigration came into the State. But little land changed hands, and prices were at a stand-still. Missouri was a border State during the war, and naturally many rough characters gathered on its western border, and high crimes were frequent. As a result, but few settlers came to the State, but the few that came made a thorough examination of the country and its resources, and nearly all of them became purchasers and settlers. They were men of character and stamina, and have done much to dissipate the popular prejudice against the country. The result is seen in rapidly increasing immigration and the liberal investment of outside capital in Missouri lands, mines and industries. A great change is coming over the State and the conditions are fast changing throughout the entire West. Immigration, railway construction and town building are nearly at a stand-still in the Newer West. The railways are doing little advertising and thousands who were lured into settlement on the plains are now coming to Missouri for homes and fortune. The bandits, who plied their criminal vocation along the western border of the State, have been broken up, killed or dispersed by the rigorous execution of Missouri justice, and a more law-abiding, peaceful and orderly population may not be found between the two oceans. The laws against carrying concealed weapons are rigidly enforced, the observance of the Sabbath is universal, and peace, sobriety and good order are everywhere observed. Time was when the popular fancy pictured the typical Missourian, with revolver and knife in his belt, intent on murder and plunder, and the whole country a scene of lawlessness and disorder. Even during the dark days of the civil war, such a picture of local life would have seemed a wicked distortion. The great mass of Missourians, whether native or adopted, are, and always have been, people of character, high ideals and aims, and upright, honorable lives. Still, for sinister purposes, the very opposite condition of things has been published to the world, and other and less fertile and desirable regions have reaped what benefit could be derived from abuse of this noble commonwealth. If Missouri has advanced slowly through all these years of trial, she has advanced SURELY. Lands have been cheap and are still cheap by comparison with any other good country.

Northeast Missouri has never been advertised until recently, and this Hand-Book is the first substantial movement of Macon County in that direction. And yet this county has 30,000 people and three trunk railways, showing clearly that if progress has been slow, it has at least been healthful, steady and sure. Missouri has never been "boomed," but this year is witnessing a strong, substantial immigration, and $250,000 will be spent in advertising its resources among the capitalists and home-seekers of the East and North. It is needless to add that land values must and will advance rapidly. Prices have perceptibly advanced in the past six months, and it is safe to assume that land values generally will double within the next two or three years. Even then lands will be cheaper than in any of the neighboring States to the east, north and west. If the reader is open to conviction, let him come and survey the situation, and be convinced that prejudice and the other causes named have kept Missouri at a stand-still for these many years, and that is why it is to-day the safest and best country for settlement and investment on the green earth. Its opportunity has come, and the land is pregnant with promise.

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MACON COUNTY
MISSOURI.

The Beautiful Blue Grass Region of

NORTHERN MISSOURI.

A Royal Heritage for the Immigrant and Investor; not on the Treeless and Rainless Plains but in the midst of Noble Forests, Grainfields, Orchards, Vineyards and Pleasant Homes.

A GRAPHIC REVIEW OF

MACON COUNTY,

The Centre of the Richest Coal Fields in the West. A Royal Stock Country. Peerless Meadows and Pastures. Almost Perennial Grazing in the Finest Blue Grass Fields of the Continent.

THE BANNER FRUIT COUNTRY.

The Cheapest Lands in the West. Cheaper than Free Homesteads. The Land of Cheap Living, Plenty, Opportunity, Great Possibilities, Charming Landscape and Splendid Destiny.

A FAMILIAR TALK WITH THE READER

About Land Values, Schools, Churches, Society, Railways, Markets, Trade, Agriculture, Stock Raising, The Coal Fields, Water and Timber Supply, Climate and Growing Towns of

A CHARMING COUNTRY UNDER GENIAL SEPTEMBER SKIES.

A splendid country, with a great destiny, is this beautiful

NORTHEASTERN MISSOURI,

whose fortunate location, charming landscape, equable climate, versatile and generous soils, fruitful orchards and vineyards, matchless grasses, bountiful grain fields, rich coal measures, noble forests, pure and abundant waters and cheap lands, offer to the capitalist and immigrant one of the most inviting fields for settlement to be found between the two oceans.

In the very heart of the beautiful "Blue Grass Region" of this grand division of Missouri is

MACON COUNTY,

the subject of this Hand-Book, and one of the largest and most productive counties in the State. It has an area of 828 square miles, is nearly as large as the State of Rhode Island, and for grandeur and variety of resources, is excelled by few counties in this or any other Western State. Macon County has

AN ADMIRABLE LOCATION

on the "Great Divide" between the Mississippi and Missouri rivers, 800 feet above tide-water, fifty miles south of Iowa, sixty miles west of the Mississippi, 150 miles east of Kansas City and 225 miles north of the northern border of Arkansas. It lies too

IN THE RIGHT LATITUDE,

within the parallels of Kansas City, Cincinnati and Washington, full in the pathway of transcontinental travel and transportation, and within

THE PRODUCTIVE MIDDLE BELT

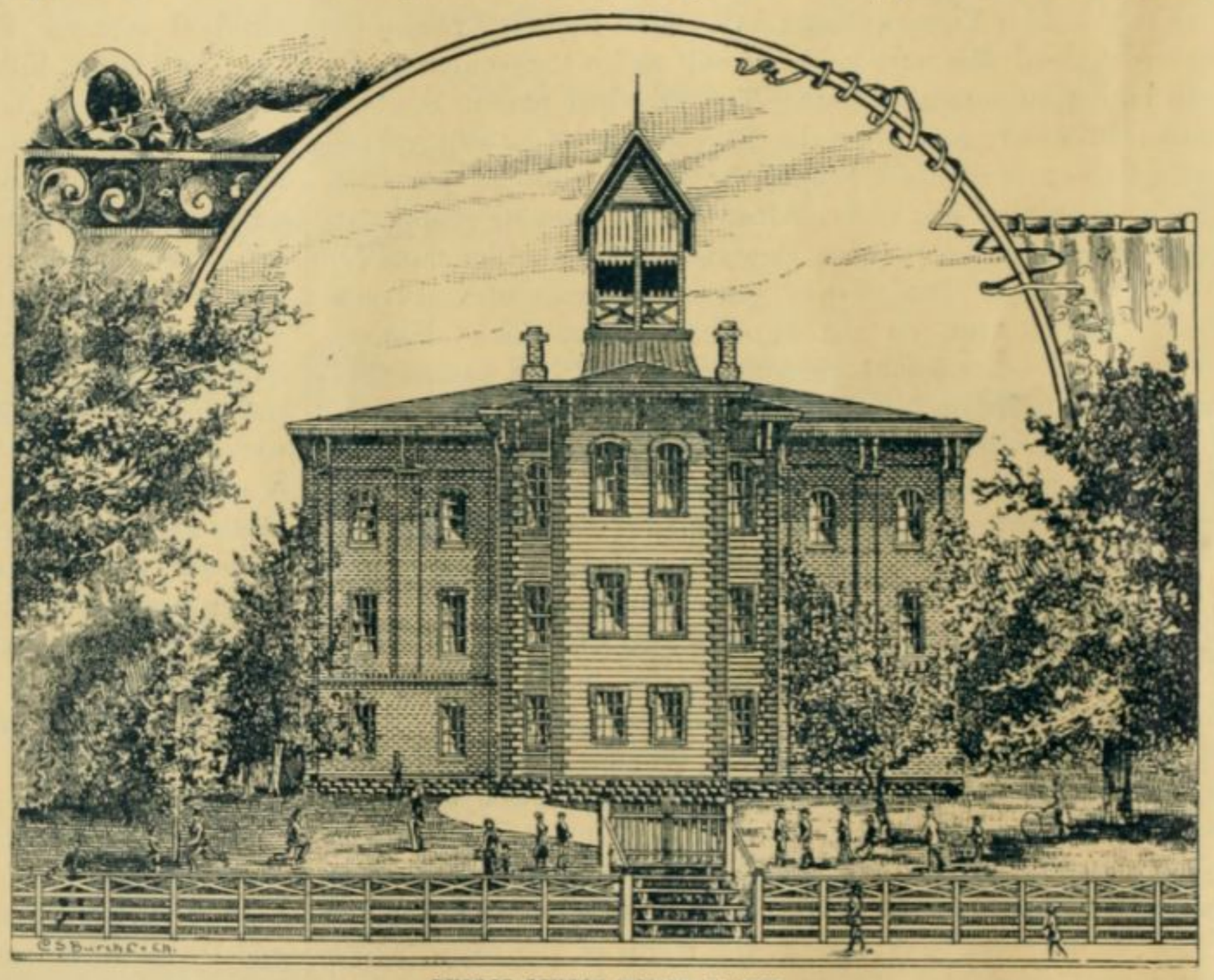
of the Union, a strip of country lying between the latitudes of Richmond and Boston, not exceeding 450 miles in width, reaching from ocean to ocean, and within which may be found all the great commercial, financial and railway cities; 90 per cent. of the manufacturing industries; 80 per cent. of the great dairy and fruit interests; the strongest agriculture, the densest, strongest and most cosmopolitan population, all the great universities, the most advanced school systems and the highest average of health known to the continent. Scarcely less significant is the location of the county in the finest portion of the great central State of the Union, which, by virtue of its position and splendid aggregation of resources, is bound to the industrial, commercial, political and material life of the country by the strongest ties, and must forever feel the quickening of its best energies from every throb of the national heart. Up to 1827, Macon County was

A BEAUTIFUL WILDERNESS

of forest, wild flowers and wild grasses, inhabited or dominated by the Sac and Fox, Sioux and other wild tribes who found in these forests, streams and prairies a wealth of fish, water-fowl and nobler game that made of this "Great Divide," even in later years,

A HUNTSMAN'S PARADISE.

Deer, elk, antelope, wolf, bear, fox, beaver, otter, mink, muskrat, wild turkey, geese and duck, the white pelican, white and gray swan, sand-hill crane, blue heron, grouse, partridge, and no end of minor birds and game, were almost as thick as leaves in Valambrosia. The rivers and creeks were abundant in fish and the forests, prairies and ravines yielded wild grapes, plums, cherries and other fruits in profusion. Antedating the wild Northern tribes that dominated this beautiful region in the early years of the century, away back, hundreds, and possibly thousands of years,



PUBLIC SCHOOL-HOUSE, MACON.

THE MOUND BUILDERS,

a pre-historic and more kindly, peaceful and domestic people than their dusky savage successors, lived and loved in Macon County, along whose principal streams they have left traces of their Aztec origin or kinship, in mounds, pottery and rude articles of husbandry. The

PIONEERS OF CIVILIZATION,

the men of nerve and heroic endurance, of unfaltering faith and royal working gifts — the founders of home and workshop and farm—the men of more than Spartan courage, who came with axe and rifle to subdue a howling wilderness to highest human uses, found their way into these wilds from 1827 to 1833. James Loe and family made the first settlement in 1827, on what is now known as the Joseph M. Hammett farm, a few

miles south of Callao. In 1829, Mr. Rowland, a famous hunter, settled where Centreville was afterwards laid out, and himself and brother made the first filings on government land in that part of the county. William Morrow settled on what is now known as the "Perrin" farm, where he started the well known "Morrow Settlement" in 1831. He built the first grist mill and opened the first blacksmith shop in the county. The "Blackwell Settlement" was founded the same year by William Blackwell, Nathan Richardson and John Walker, on Grand Prairie some five miles north of Macon. Other settlements followed in rapid succession, and in 1836 and '37 the population numbered several hundred, and the General Assembly formally organized the county, naming it in honor of Hon. Nathaniel Macon, a soldier of the revolution, and later a distinguished representative and senator in the American Congress from Carolina. In the summer of 1837 the county seat was formally located at Bloomington, which remained the capital until 1863, when, by act of the General Assembly, the City of Macon was made the permanent seat of justice. The traveler may look in vain for a country whose

TOPOGRAPHICAL CHARMS

exceed those of Macon County, which, from end to end is a region of marvelous, bewildering beauty, whose impress can never be effaced from the memory of the visitor. The Eastern tourist is touched with a sense of its scenic charms the moment he crosses the border, and the spell is never broken until he passes into the region of the common place beyond. If the country be wanting in the rugged grandeur of the mountains, it is yet rich in the more

PEACEFUL PASTORAL CHARMS

of a landscape whose numberless lines of grace and beauty challenge adequate description. These grand billowy prairies, sweet pastoral valleys, intervening woodlands interspersed with green grassy glades and intervals, and meandered by clear rapid streams, with occasional picturesque bluffs and wild wooded glens and ravines, lend an inexpressible charm to a landscape which gives no sense of bleakness, weariness or monotony, in which there is nothing abstract or startling, but everywhere unity and harmony in endless variety. Forty per cent. of the county is covered with a luxuriant growth of native timber and the remaining sixty per cent. is mainly high rolling prairie. About twelve per cent. of the county is valley and bottom land. Macon has

THE BEST WATER SUPPLY

of any county in Northern Missouri. The Grand Chariton, a river of splendid volume, with the East, Middle, Muscle, North and South Forks, Salt River, Long Branch, Big Brush, Bear, Turkey, Narrows, Winn, Little Turkey, Hoosier, Walnut, White Oak, Painter, Richland, Pearl, Silver, Clear, Spring and Rock Creeks, scores of spring brooks, hundreds of clear cold springs with living wells everywhere easily and cheaply excavated at a depth of fifteen to fifty feet, and hundreds of artificial ponds, give all portions of this favored county an ample supply of pure wholesome hard and soft water. Macon County has

AN ADMIRABLE TIMBER SUPPLY.

As heretofore noted, about 300 square miles of the county is well wooded with oak, ash, elm, hickory, hackberry, mulberry, honey locust, sycamore, linden, black walnut, maple, white birch, cherry, red bud, cottonwood and kindred varieties of both lowland and upland growth. Black walnut, oak and cottonwood lumber and timber for railway and manufacturing uses are still among the principal articles of export, and time was when they led all other products of the county in value. The county is well supplied with

BUILDING STONES,

the blue and gray limestones found in large finely stratified deposits, in nearly all parts of the county, ranking with the very best building stones in the State. Sandstones are also found at several points, but are not extensively quarried on account of the superior quality of the limestones. Few counties in Missouri are so rich in

MINERAL RESOURCES

as Macon, whose coal measures are among the finest in the entire list of bituminous coal fields in the country. Prof. McGee, a well known geologist connected with the United States geological survey, after a recent examination of

THE MACON COUNTY COAL FIELDS

says, "they are in the centre of the finest bituminous coal basin between the Mississippi river and the Rocky Mountains." The wealth of these Macon coal measures is almost incalculable.

FOUR HUNDRED SQUARE MILES,

or about one half of this great county, is known to be underlaid with coal, which is found outcropping along many of the streams, gulches and

CUMBERLAND PRESBYTERIAN CHURCH, MACON.

CATHOLIC CHURCH, MACON.

ravines. Within most of this splendid area there are

THREE WELL DEFINED COAL VEINS,

the superficial vein, ranging from ten to eighteen inches in thickness; the second vein which lies on a lower level averaging about twenty-six inches and the third or lowest vein yet developed, running from three to six feet in thickness. All of these veins are near enough to the surface to be found in frequent outcroppings along the streams and deeper ravines. Near College Mound, in the south part of the county, on a small tributary of the Chariton, an outcropping of the lower stratum in the bed of the creek, discloses a vein

EIGHT FEET THICK

of as clean bituminous coal as a miner ever opened. At Bevier, where about 700 miners are employed in the six mines now in operation, the lower stratum runs from four to five feet in thickness. At Lingo, in the west part of the county and at Emerson in the southern part, the working veins average four feet in thickness. East of Macon, less than two miles, is a three foot vein of remarkable clearness and purity, and near the western border of the city, a fine quality of

COKING COAL

has recently been discovered, and with developments now in progress by St. Joseph and Topeka capitalists will soon be placed on the market. Besides the dozen coal "banks," from which the local farmers derive a portion of their fuel supply, the three mining towns of Bevier, Emerson and Lingo report an

ANNUAL OUTPUT

of 750,000 tons of coal, half a million tons of which are mined at Bevier, where the monthly production reaches 3,000 car loads. About 200 car loads per month are mined at Lingo, and between 400 and 500 per month at Emerson. Of the

THREE QUARTERS OF A MILLION TONS

of coal now annually mined in the county, it is safe to say 95 per cent. goes into the export trade, and on account of its high quality finds a ready and steadily increasing market demand in Northern Missouri, Kansas, Nebraska and Iowa. Large quantities are consumed by the two trunk railways which tap the richer coal districts, and the new Santa Fe line will soon supply its entire middle division, from the Lingo district. The production of coal is

RAPIDLY INCREASING

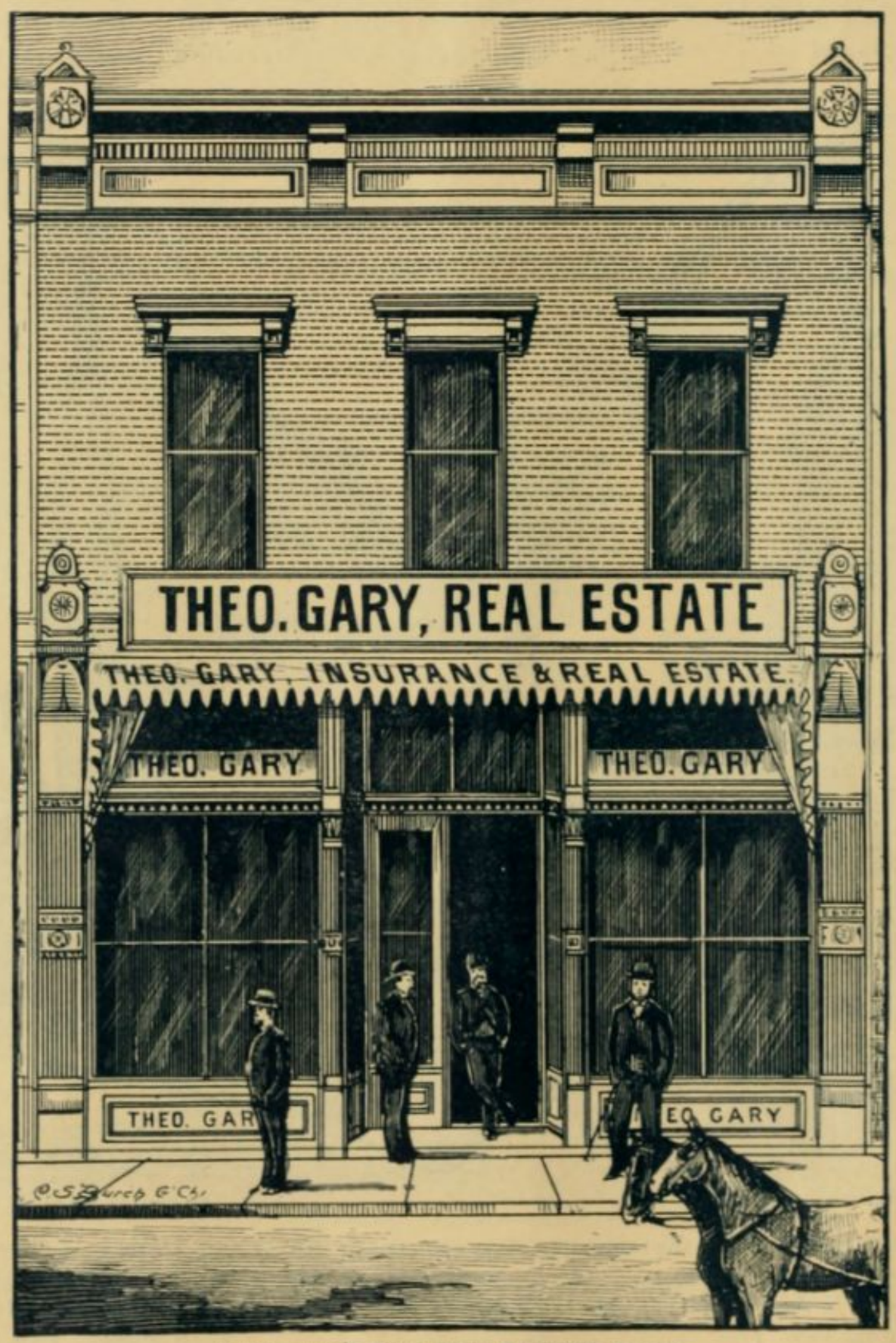
at all the principal mining points. The wealthy operators at Bevier and Lingo are increasing their mining facilities. A St. Louis syndicate has lately purchased the mines at Emerson, and will increase their working force to 500 miners. Measures have lately been taken to run a spur from the City of Macon to the rich coal fields near College Mound, and with the developments now going forward near Macon, it is not improbable that the immense coal production of Macon County will be doubled within the next five years. Supplementing the rich coal measures of the county are other mineral resources worthy of note in this connection. Fine deposits of

POTTER'S CLAY,

are found in various portions of the county, and as in all bituminous coal regions, there is an abundance of superior

FIRE CLAY,

which will some day be brought into requisition.



THEO. GARY'S REAL ESTATE OFFICE, MACON.

Brick and tile clays of excellent quality abound in all portions of the county. Good building sand is also found in ample supply along the rivers and creeks.

GOLD DUST

has been washed from the sands of the Chariton bottoms, but not in quantity to attract the attention of capital or the use of approved appliances for placer mining. Good deposits of

RED OCHRE,

of excellent quality, such as is used in the cheaper mineral paints, are found at several points, but have never been worked. There is more or less iron, some copper, lead and zinc, and traces of silver in the timbered hills of the upper Chariton. Macon County is especially fortunate alike in the variety and quality of its

SOILS,

a note of which will be of paramount interest to the settler and investor, not less than to present owners and cultivators.

THE HIGH PRAIRIE SOILS,

which cover nearly sixty per cent. of the county, are mainly composed of the same dark flexible molds and loams so common in the prairie districts of Iowa and Illinois. They are rich in *humus*, easily worked, from ten to thirty inches deep, and grow fine crops of grass, vegetables and grains, excepting only wheat.

THE OAK AND HICKORY SOILS,

which cover about thirty per cent. of the county, are generally a combination of silicious clays and loams, varying in color from mulatto to the rich chocolate and red of the finer Virginia and Kentucky soils, and are especially suited to the growth of wheat, tobacco, fruits and red clover, all of which are grown in splendid measure and quality. Age and thorough cultivation have shown them to be almost equally valuable for corn, oats, rye, vegetables and the finer grasses.

THE VALLEY AND BOTTOM LANDS

which, as heretofore noted, cover some twelve per cent. of the county, like the famous valleys of the older States, are from a quarter mile to two miles in width, and are a rich alluvial deposit from four to fifteen feet deep and enormously productive of all the grains, grasses and vegetables of the latitude, save only in limited portions of the Chariton bottoms subject to overflow. While these superficial soils present a splendid array of productive forces, they are supplemented by

SUB SOILS,

equal in value to any known to husbandry. The entire county, outside of the bottom lands, is underlaid with an inexhaustible deposit of

SILICIOUS CLAYS AND MARLS,

abundant in silica, lime phosphate, lime and magnesia carbonate, alumina, organic matter and other equally valuable properties, which show the close kinship of this remarkable substructure with the world-famous *loess* of the Rhine and Nile valleys and *lacustrine* deposits of the Alpine valleys. These subsoils generally run down to the bed rock or water levels, and to the superficial observer are simply dead, impervious tenaceous clays, but they are really among the richest and most

IMPERISHABLE SOILS

in the world; and here, as in every country where they are found, they readily disintegrate on exposure to frost and the atmosphere, and with deep culture they slack to the consistency of an ash-heap, and bear such a rank growth of weeds,

grass, grains and vegetables, that in less fertile regions they would be considered a good substitute for compost. Everywhere about the railway cuts and fills, the ponds, cellars, cisterns, wells and street grades, where these rich subsoils have been two or three years exposed to frost and air, they produce enormous growths of vegetation. They are in fact an imperishable and invaluable resource, and generations hence, when these rich surface soils have washed away into the lower valleys and the bed of the ocean, will prove

AN INEXHAUSTIBLE MINE OF WEALTH

to the deep, thorough and systematic cultivators of the future. After half a dozen years of careful observation in Central and North Missouri, I am quite ready to believe that when large areas of the older States are hopelessly given over to the artificial fertilizers, and a new race of farmers are carrying systematic and deep cultivation

WHEAT

was a minor crop and tobacco the leading crop in the oak and hickory lands, but for the last half dozen years its production has increased from 50,000 and 60,000 bushels up to 200,000 and 250,000 bushels, or more than the combined wheat crop of the six New England States. The quality of the grain is equal to any grown in America, the yield per acre ranges from eighteen to forty bushels, and with the steady increase in production, half a dozen years hence will find Macon one of the first wheat counties in the State.

CORN IS KING

of grains here, as blue grass is king of herbage. Everybody grows corn. In the prairies one may ride for days in the midst of almost continuous corn fields, as fine as those of the Des Moines, Wabash and Sciota Valleys. The woodland farmer grows it in smaller fields but fine measure. In 1880 the corn crop of the county reached 3,222,875 bushels; since then the total yield of the county has been carried up to 4,834,000 bushels, or more than the entire corn crop of Maine, Rhode Island and Colorado. The unprecedented crop of 1888 will probably reach

FIVE AND A HALF MILLION BUSHELS,

a princely crop, and yet the county is not half under the plow and its corn producing capacity not a tenth developed. The yield per acre the present season will range from thirty to eighty bushels according to soil and culture.

TOBACCO

is one of the ranking crops of this county, where its yearly production runs from one million to two million pounds, and not less than 3,000 men, women and children are more or less engaged in its growth and manufacture. It is a splendid crop in the oak and hickory lands, pays well in most seasons, and the quality of the plant grown here is particularly fine. Macon is the second tobacco producing county in the State, and a good portion of its tobacco crop is manufactured at home and shipped directly to Liverpool.

THE OAT CROP

will reach 400,000 bushels this year, and the yield per acre from thirty to sixty bushels. The crop is both popular and profitable. Buckwheat does well but is little grown. Flax is an excellent crop but is not popular. Broom corn makes a fine growth but is little cultivated. Rye and barley both do finely but are neglected crops.

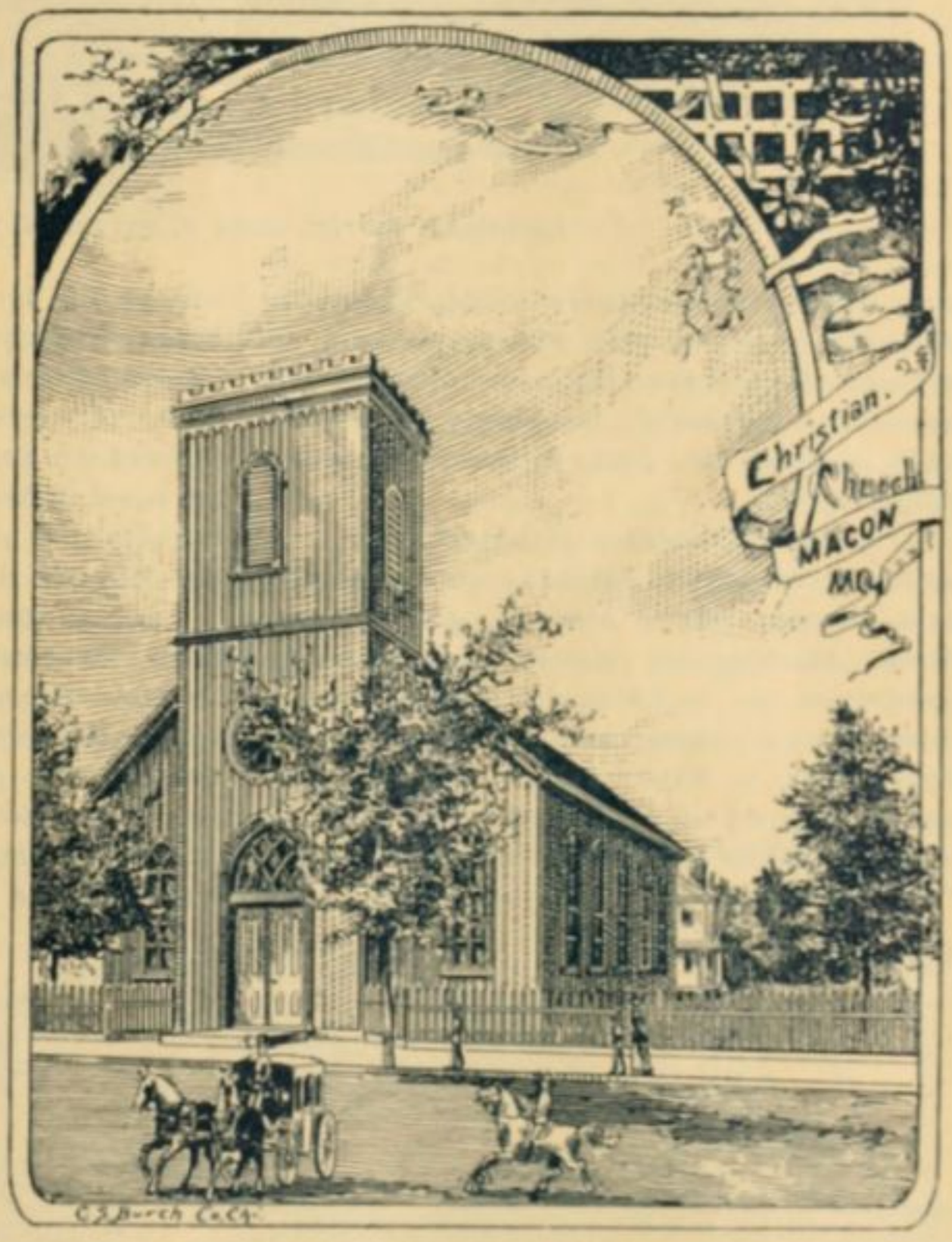
SORGHUM

never fails of a full crop and in the light of the startling success of Prof. Swenson's "Diffusion Process" for making sugar of amber cane at the Fort Scott Sugar works, may be looked upon as one of the future great staples of Macon County.

IRISH AND SWEET POTATOES

are universally grown, the former to the extent

M. E. CHURCH, SOUTH, MACON.



CHRISTIAN CHURCH, MACON.

of 150,000 bushels a year, and are considered first rate crops. Field peas, beans, turnips, pumpkins and all the plants and vegetables of the field are a decided success anywhere in this county, which may appropriately be termed

THE GARDEN LAND,

for everything grown in the modern garden of the temperate zone flourishes in profusion. Beets, turnips, carrots, cabbage, parsnips, onions, celery, asparagus, melons, squashes, beans, peas, tomatoes, all are staples. Luxuries and delicacies of the garden are grown in perfection with half the care and labor required in the older States. As

A FRUIT COUNTRY,

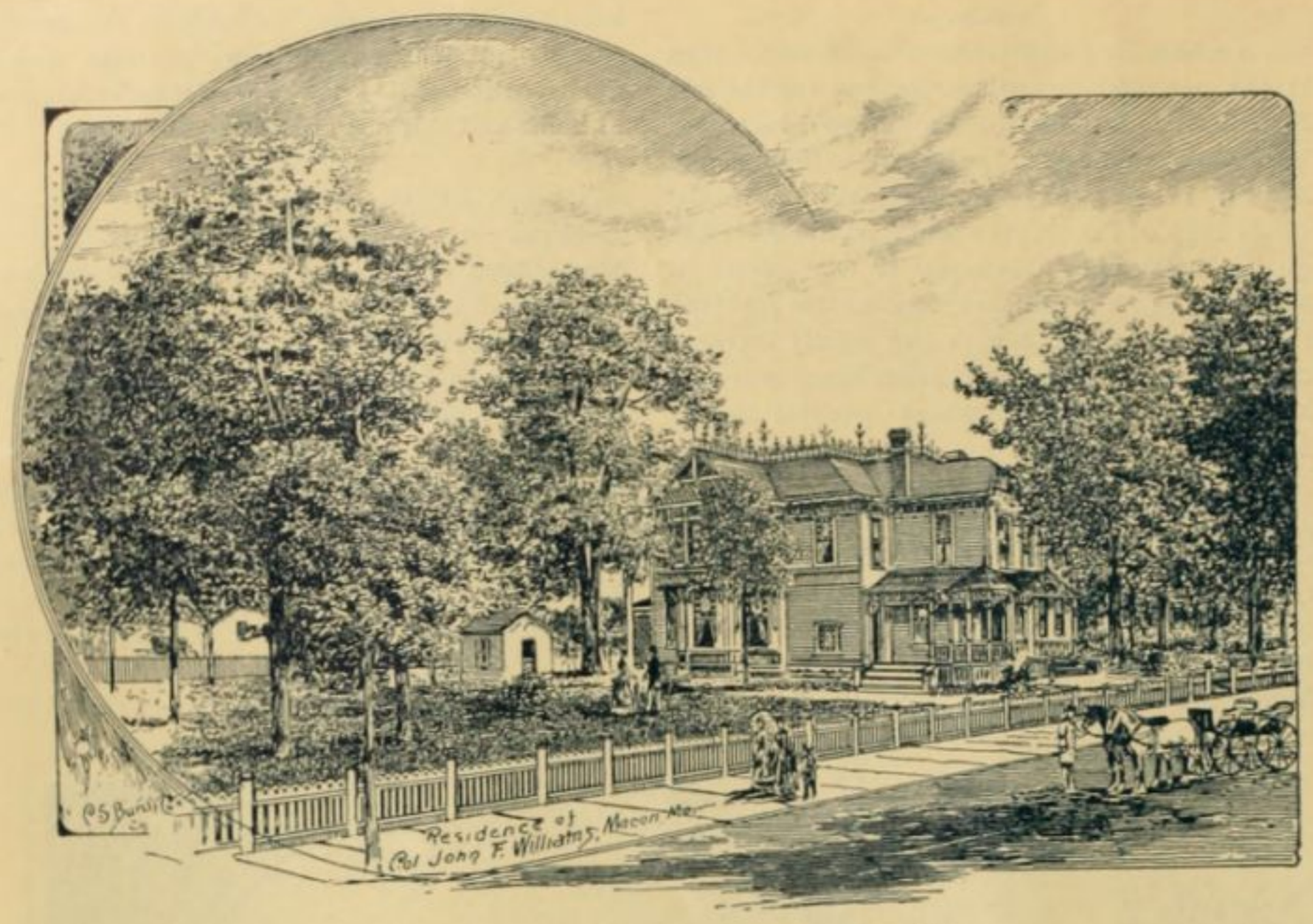
Macon County has no superior. It has the elevation, humidity, location, soils and local climatic conditions of a fruit growers paradise. Finer, healthier, thriftier fruit trees, vines and plants than those grown upon these silicious and down into this wonderfully rich alien deposit of silicious matter, this region will become the

CLASSIC GROUND

of American husbandry, and Macon County a veritable garden of bounty, beauty and bloom. Here, as in all other regions where this peculiar deposit obtains, it is found to be a splendid basis for grains, fruits, grasses and vegetables. These subsoils are the most versatile and give

THE WIDEST RANGE TO PRODUCTION

of any known to husbandry. Wheat, corn, oats, rye, barley, buckwheat, tobacco, broom corn, millet, sorghum, all the vegetables of field and garden, all the grasses, plants and fruits of the middle latitudes, grow in perfection here, and it is a justifiable boast of the enterprising Macon County farmer that he can grow anything that flourishes between the northern limits of the cotton fields and the northern Red River. In the early day



RESIDENCE OF COL. JOHN F. WILLIAMS, MACON.

loamy soils are nowhere to be found. The woods are richly festooned with wild grape vines of enormous size and the wild grape, plum, cherry, gooseberry, raspberry, blackberry, blackhaw, hawthorn, crab, etc., grow in great abundance and perfection.

FRUITFUL ORCHARDS AND VINEYARDS

and fruit gardens yield generous crops of apples, pears, cherries, plums, apricots, grapes, raspberries, blackberries, strawberries, currants, gooseberries, etc., as fine in size, flavor, color and texture as may be found between the two oceans. From 150,000 to 200,000 barrels of apples are annually shipped out of the county, much of the crop going to the New York market on account of its high quality. The apple crop of this year will be the largest ever grown in the county. Many of the apple trees are breaking under the burden of the finest fruit crop ever seen in the West. The grapes grown upon the warm exposures of the county, especially in the woodlands, are equal in flavor, size and color to those grown in the islands of Lake Erie and on the banks of the Ohio and Hudson rivers. There is

NOT AN HUNDRED ACRES OF WASTE LAND

in all this broad county of 529,920 acres. There are no irredeemable swamps, marshes or lagoons, and the thinnest gravel or rocky hillside bears the richest native grazing herbage. Even the coal measures, which in most regions underlie sterile, worthless soils, are here in Macon County covered with the richest surface soils, where the miner may plant his roof-tree and cultivate a model garden above the coal-beds where he daily makes his usual tonnage of "black diamonds." No part of the continent offers a finer field than Macon County for

VARIETY FARMING,

the surest and most stable and profitable industry in modern husbandry. The versatility of these soils, and their perfect adaptation to all lines of production, make them especially valuable for "mixed" farming, in which live stock, grain growing, garden, poultry, dairy, orchard and kindred products become a source of thrift, prosperity and comparative independence to the farmer and all other classes in any way dependent upon his success. If the writer were asked to name and locate

THE FINEST GRASS COUNTRY

in the West, he would unhesitatingly give the honor to Macon and the contiguous counties in what is popularly known as "the blue grass region of North Missouri." As the profusion and perfection of wild fruits in the early day made it certain that this region would develop into a model fruit country, so the great variety and luxuriance of the

WILD GRASSES

in this county, during the pioneer period, settled the question of its future pastoral wealth. The early botanists found in the prairies and woods of Macon County upwards of 150 varieties of native grasses, most of which were of more or less value for hay or grazing. Not less than

ONE HUNDRED VARIETIES

still remain under the severe test of a half century of domestic grazing, which has given abundant proof alike of their tenacity and value. The stalwart "blue stem," the strongest and most succulent, as also the dominant and most valuable of these wild grasses, is still common in all the natural meadows and pastures, and is greatly esteemed by stockmen. But the steady advance of the ploughman, the widening of the grain fields, the tramp of the domestic herds and the march of the all-conquering blue grass will soon enough work the extinction of the wild herbage that for fifty years has been the grandest resource of the Macon County farmer.

Supplementing these wild grasses to-day, the visitor will find the grandest exhibit of

DOMESTIC GRASSES

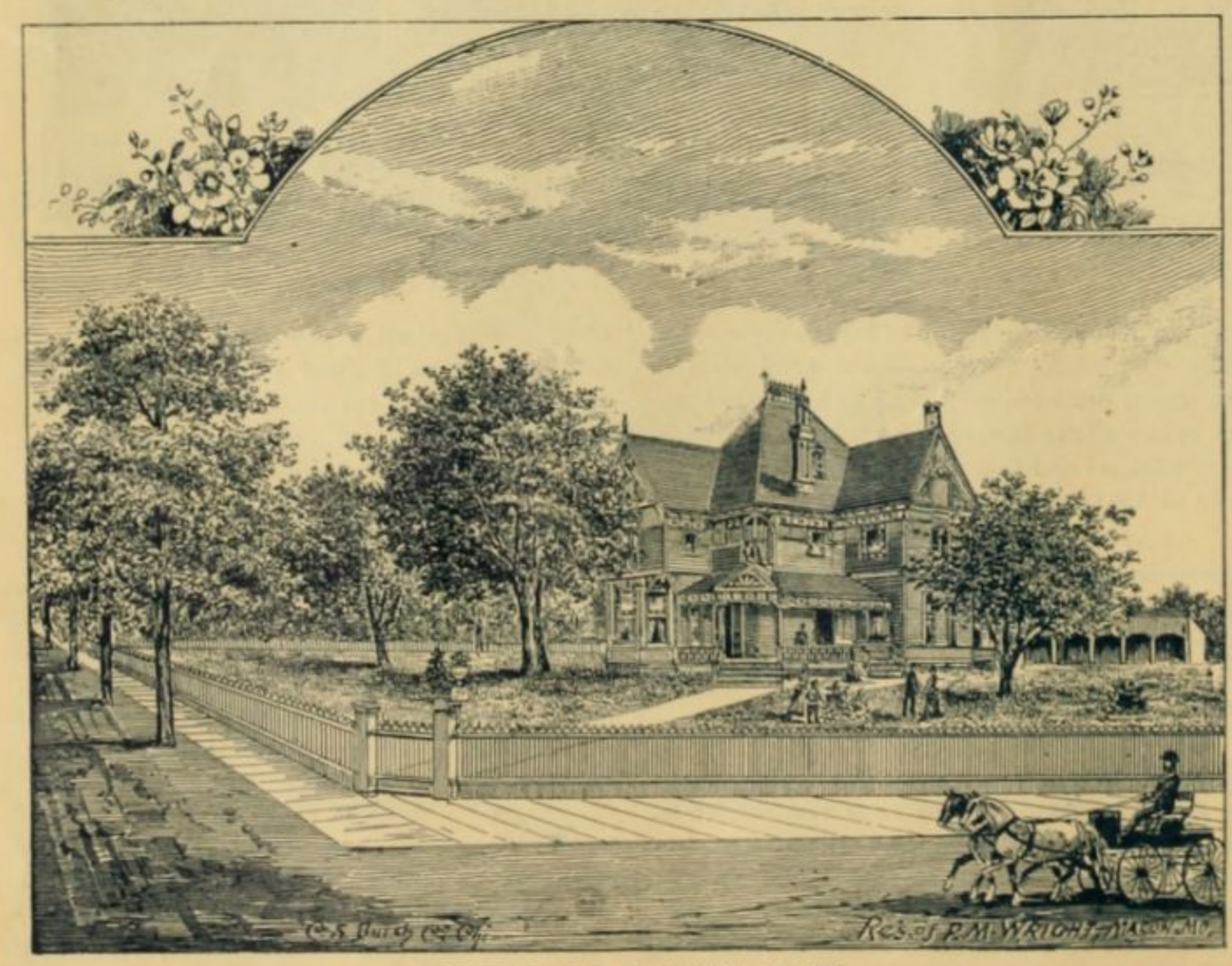
between Boston Harbor and the Golden Gate. In point of quality and generous growth, no portion of the American continent can excel this particular region for grasses. Full

ONE HUNDRED AND FIFTY THOUSAND ACRES

of domestic blue grass, red and white clover, timothy, orchard grass and herdsgrass (red top) are under tribute to the hay makers and herdsmen of this royal county, and not less than 100,000 acres more of the native prairie and woodland pastures are more or less set in blue grass, white clover and herdsgrass. And what a magnificent showing of pastoral beauty and wealth these green grassy fields present!

THE TIMOTHY MEADOWS

of the county are equal to any in the Western Reserve, New York or the Canadas, and have this season yielded 100,000 tons of the finest timothy hay. The mixed timothy, clover and herdsgrass meadows have probably turned out 30,000 additional tons. More than 20,000 tons of hay are



RESIDENCE OF P. M. WRIGHT, MACON.

annually baled for shipment to New Orleans and other Southern markets, but the great hay crop of this year will give a surplus of 50,000 tons for export, and surplus timothy seed to the amount of 10,000 bushels.

HOME OF D. H. PAYSON, INSURANCE AGENT, MACON.

RED CLOVER,

the finest general fertilizer known to American husbandry, makes a splendid showing on all the soils of the county, but in the timber lands is the finest I have seen in the Union. It is more tenacious than in any of the older States, is rich in quality, and never fails of a good yield of seed from the second or autumn crop.

WHITE CLOVER

is universal. You will find it on any square acre in the county, whether wild or improved. It is a natural product of these soils, makes the finest growth I have seen in any country, and, like

BLUE GRASS,

came with the domestication of the country. Both are to the "manor born;" both flourish in the same soils and under the same conditions, side by side in the same fields, forests, lawns, highways and orchards, and from March to December may be found growing green and luxuriant from the water-lines to the crown of the highest hills. Blue grass, the imperial, tenacious, nutritious, succulent, all-conquering

KING OF GRASSES,

is the glory of this whole blue grass region and the grandest resource of the county above ground. It is not only indigenous, but in this climate, and especially in these silicious clays, marls and loams, makes a practically

PERENNIAL PASTURAGE,

for, with the same care and treatment given by Kentuckians to their reserve winter pastures, there is not a month of the winter that the blue grass of Macon County will not subsist every class of stock, excepting milch cows and working horses and mules. The few exceptional, thorough farmers of this county, like Maj. W. A. Miles, J. M. Ketcham, J. F. Brickell, Thos. Jobson, W. H. Loomis, Gran W. Draper, and others I could name, have blue grass pastures every whit as fine in all respects (save only *age* and the perfection it brings) as any in old Bourbon or Morgan Counties. Blue grass is steadily making the conquest of the entire country, and a few years hence will have completely subdued the wild grasses and foul growth of the county. If there be anywhere in these United States a region whose grasses are superior to those of Macon and the surrounding counties, fifteen years of constant rambling, and more or less critical observation, have failed to disclose it to the writer. Of course, Macon County and this entire blue grass region of North Missouri is

A ROYAL STOCK COUNTRY.

If there be a finer, the writer has never seen it. Here, in perfection, are all the conditions to the growth and perfect development of animal life. The unrivaled grasses, pure and abundant waters, superb natural timber shelter, cheap grazing lands, cheap grains, central location, splendid transportation facilities and long grazing seasons that go to make up

THE IDEAL STOCKMAN'S HOME.

Cattle, horses, sheep, mules, pigs and all animals mature earlier than in the older and colder Northern States; lands are sixty to eighty per cent. cheaper; grains thirty per cent. cheaper; shelter far less expensive while competing trunk railways give the cheapest freight rates known to the West. Beyond these the Macon County stockman has

A GENIAL AND HEALTHFUL CLIMATE,

which gives alike to men, animals and plants the highest average of health, vigor and longevity known to any good agricultural country in America. A mean elevation of 800 feet above the tides, a mean temperature of 60 degrees, the absence of malaria, breeding swamps, marshes and lagoons, long genial growing summers, with delightfully cool restful nights and breezy days, short open winters, with light and transient snows, and well defined beautiful spring and autumn seasons, make up the full measure of a local climate alike genial and healthful to man and beast. It is the equable mean between the cold and rigorous North and the hot humid South,

A CLIMATIC REVELATION

to the visitor from the higher latitudes. All the germs of life yield quickly to the reproductive influences of spring. I well remember the balmy South winds, soft blue haze, green grasses, humming of bees and bird-songs along the Hannibal & St. Joseph Railway in the early spring of 1879, while my Northern friends were snow and ice-bound, and the very memory of that season is a benediction. These and many a minor interest that must be nameless here, give the Macon County stockman a big margin of advantage over the stock growers of the older Eastern States. Indeed, I know of no region where stock raising and feeding is so

SAFE AND PROFITABLE

HOME OF THEO. GARY, MACON.

as in this portion of Missouri. Cattle, sheep, swine, horse and mule raising, in careful, intelligent hands, pays from twenty to thirty per cent.

on the investment. With good wild grazing lands at $4 to $12 per acre, and improved grazing farms at $10 to $20 per acre, the Chicago, Kansas City & St. Louis stock markets only ten to fifteen

PALACE HOTEL, MACON.

hours away, cheap freights, cheap corn, short winters and superb grasses, the stockman who abjures speculation and closely follows the one work of breeding, grazing and feeding his own herds, is on

THE SURE ROAD TO FORTUNE.

There is no business in the world like it for net profit. It is a system of compounding interest that no other legitimate calling approaches. Every man that follows it for a dozen years and keeps clear of speculation, is as sure of competency and independence as the years are sure to come and go.

CATTLE GROWING AND FEEDING,

in connection with swine raising and feeding is, next to coal mining, the foremost industry of the country. High grade short horns, of model types, bred from the best beef-getting stock, are now kept by most of the growers and feeders, the steers being grazed during the warm months, after which they are "full-fed," and turned off during the winter and spring, weighing 1200 to 1700 pounds, at two and three years old, the heavier animals for European export. The steers are followed by large, fine, blocky Poland-China and Berkshire pigs, which fatten on the litter and droppings of the yard and go on the market weighing 200 to 400 pounds at ten to twelve

ST. JAMES MILITARY ACADEMY, MACON.

months old. Macon County embraces some of the best feeders in the State—clear-sighted, experienced stockmen, who annually ship from their own feed lots from ten to thirty car loads of prime steers and pigs. Another and quite numerous class of feeders turn off from five to ten car loads, and a still larger number from one to three car loads each.

HORSE AND MULE RAISING

is a favorite and very profitable industry, pursued by many of the best farmers of the county with uniform pleasure and profit. A large surplus of mules are annually shipped from this country to the Southern market. Macon County is

A SPLENDID SHEEP COUNTRY

and formerly embraced a good number of large well bred herds, but the low price of home grown wools and the wholesale introduction of cheap foreign textiles, has pretty well broken up the larger flocks, leaving the business now in the hands of the smaller variety farmers most of whom carry small flocks chiefly as farm scavengers. Sheep are very healthy and robust here, and under favoring conditions would again prove the most profitable stock in the country. The

EXTENT OF THE LIVE STOCK INDUSTRY

in this county is only fairly indicated by the assessors reports for 1887, which it is safe to assume, are in every class, except swine, twenty per cent. below the real number of animals now in the county. The returns show an aggregate of 12,420 horses, 3,443 mules, 44,389 cattle, 9,816 sheep and 25,187 swine. The

YEARLY EXPORT

of fat cattle, sheep, swine and mules from this county reaches 1,500 car loads, worth in the home market, at present prices, the startling sum of $1,500,000. Surprising as these figures may be to Eastern readers, it must be remembered that the stock growing industry is

ONLY IN ITS INFANCY.

Not a fourth of the wild and domestic pastures are this year utilized; not a fourth of the stock-growing capacity of the county is yet developed. The number of horses might be carried up to 20,000, the mule stock to 10,000, the cattle to 50,000, the sheep to 50,000 and the swine to 50,000, without seriously interfering with mixed farming. As the grasses are the one grand overshadowing production of the soil, in this county, so stock husbandry is the absorbing and profitable industry.

IT BEATS WHEAT GROWING

three to one, though the latter calling be pursued under favoring conditions in the best wheat regions. It beats speculation of every sort, for it is as

SURE AS THE RAINS AND TIDES

and sunshine. What are stocks, bonds, "options," mining shares, traffic and merchandise, in comparison with these matchless and magnificent grasses, that come of their own volition, and are fed by the Eternal God with the rains and dews and imperishable soils of such a land as this, through all the ages? Stock growing in such a country as this is

A NOBLE CALLING,

and develops a race of royal men. Here, too, it is the absorbing, entertaining occupation of the day and location. If it be eminently practical and profitable, so too, is it

INVESTED WITH A POETIC CHARM.

To grow the green, succulent, luxuriant grasses, develop the finer lines of grace and beauty in animal conformation, tend one's flocks and herds

VIEW ON EAST FORK NEAR MACON.

on the green fragrant range, live in an atmosphere of delicate sympathy with the higher forms and impulses of the animal life in one's care, and to be inspired by the higher sentiments and traditions of honorable breeding, is

A LIFE TO BE COVETED

by the best men of all lands. By the side of the herds and herdsmen and grasses of such a country as this, the men of the grain fields are *nowhere*. These stockmen are leading a far more honorable and satisfactory life than the Hebrew shepherds led on the Assyrian hills in the old dead centuries, for they tend their flocks, live with and love one woman, and raise honest children in

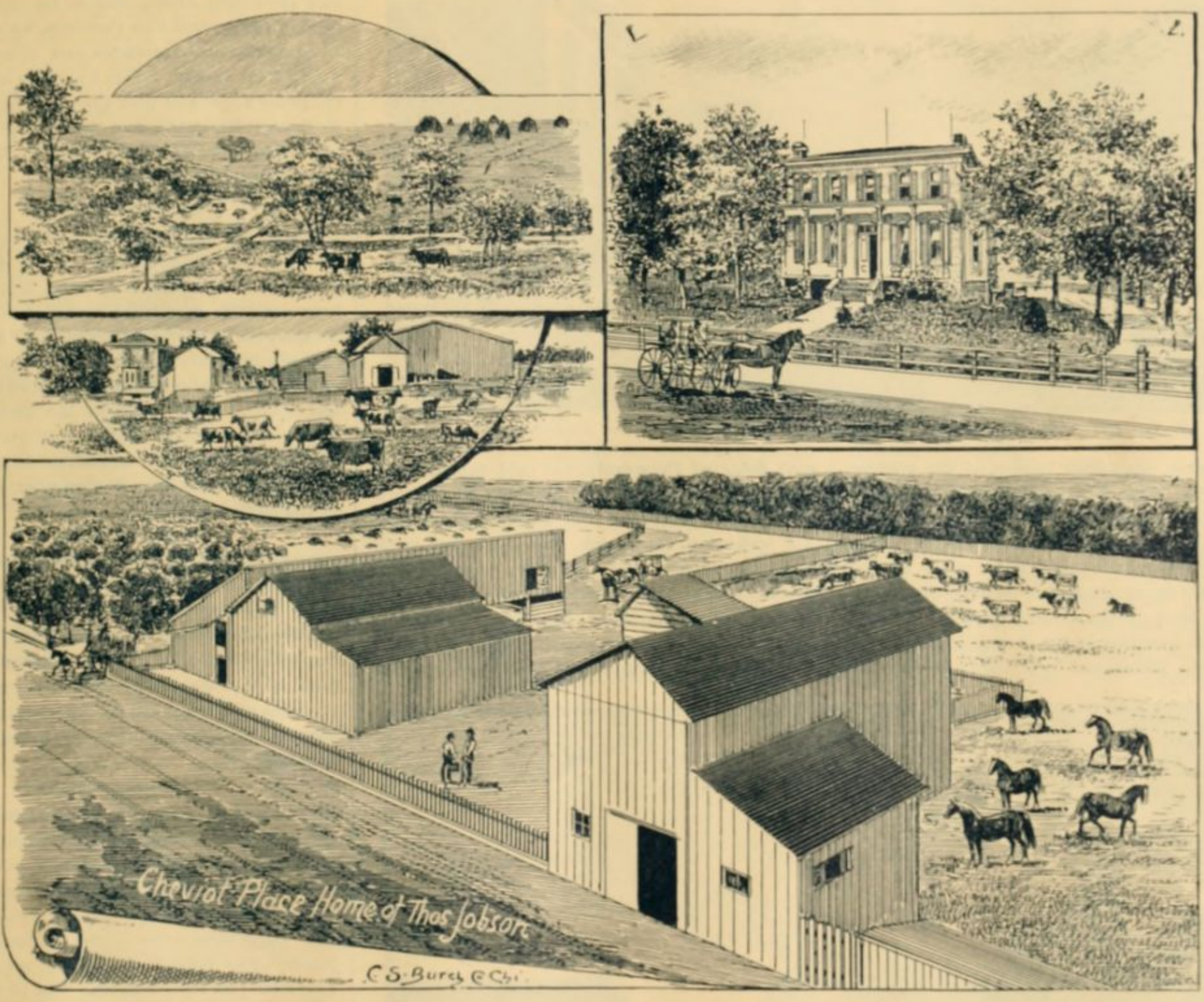
THE SWEET ATMOSPHERE OF CONTENT.

They are at peace with their neighbors and look out upon pastoral landscapes fairer than ever graced the canvas of Turner. The skies above them are as radiant as those above the Arno, and if the finer arts of the older lands are little cultivated by the herdsmen of these peaceful valleys, they are yet devoted to the higher art

of patient and honorable living.

DAIRY FARMING

is a neglected art in this beautiful county, where there are but two or three public creameries and very few well conducted private dairies, and yet it would be difficult to find a region whose location, water, grasses, cheap pasture lands, fine market facilities, &c., offer more and better openings for skilled dairymen and women. Chicago, St. Louis, Kansas City, and the mountain towns, all good markets for the better class of dairy products, are easily and quickly accessible through the trunk railway lines that cross Macon County.



CHEVIOT PLACE—THE SUBURBAN HOME OF THOS. JOBSON, MACON.

CHEAP STOCK FARMS,

for cattle, horse, mule, swine and sheep raising or dairying, may be made up in tracts of 80, 160 or 320 acres, with wood, water, fair improvements and fairly located at $10 to $15 per acre—lands admirably suited to stock growing or dairying, which, in any of the States east of the Mississippi, would cost three and four times the money, and the opportunities for ambitious and intelligent young stock-farmers with large or moderate means are among the best I have found in the western country. With my notes on the climate of Macon County, no mention was made of

THE YEARLY RAINFALL,

which in all this division of Missouri ranges from twenty-two to forty inches with an average of about thirty inches. Forty inches is exceeded in very wet years, like the present, and in excessively dry seasons, like 1887, the minimum rainfall drops to twenty inches. No region in the Union has a more equable or evenly distributed rainfall in the growing season than this division of Missouri.

THE FENCE QUESTION

finds easy solution in Macon County, where the osage orange (*Bois 'd Arc*) grows into a good stock proof hedge in four years and where there are more than 700 miles of this class of fencing to test its utility and beauty. In the wooded districts white, black, red, yellow and swamp oak, honey locust, ash, cherry and walnut are made into common rails, and a full third of the county is fenced with the old fashioned worm fence. Plank or board fence is used to some extent, but the cheapest, most common, popular and effective fencing of the county is barbed wire, which on account of the cheapness of post timber is more cheaply constructed than in Iowa, Illinois or Ohio. The

NATURAL DRAINAGE

of the county is excellent, excepting in limited districts of low-lying flat land; the frequent, rapid, deep-set streams, draws and ravines, and generally rolling character of the country, readily absorb the surplus water and leave most of the lands available to the cultivator, hard after copious rains. No county in northern Missouri has finer

RAILWAY FACILITIES

than Macon. The Moberly and Ottumwa division of the Wabash system crosses the county centrally from south to north, thirty miles, with six shipping stations within the county. The Hannibal & St. Joseph railway (Burlington system) crosses the county centrally from east to west, with thirty miles of track and five additional shipping stations. The Chicago, Santa Fe & California (Santa Fe system) crosses the county from southwest to northeast, giving twenty-two miles of track and five shipping stations, making a total of eighty-two miles of railway and

SEVENTEEN RAILWAY STATIONS,

which bring four-fifths of the people of the county within five miles of railway shipping points. Close on the borders of the county are half a dozen other shipping stations which are available to the producers and traders of the county. These three great trunk lines give the people of the county

DIRECT CONNECTIONS

with Chicago, St. Louis, Kansas City, Omaha and the entire railway system of the middle Union. No portion of the great Mississippi Valley has

CHEAPER TRANSPORTATION

than these competing railroads afford the farmers, merchants and shippers of this fortunate county. The position of the county in the finest and most productive portion of the great Central

State, very near to the geographical centre of the Union, gives it

MARKET FACILITIES

which almost any other region of the country might envy. Fat cattle, swine and sheep drift naturally to the Union and National Stock Yards at Chicago, St. Louis and Kansas City. Flour and the coarser mill stuffs find a ready market South and West, and indeed in all other directions. Poultry, dairy, orchard and garden products meet a quick market in the mountain States and Territories. Mules and hay mainly go into the Southern States, while grass seeds, surplus horses and other products of the county go in all directions, according to demand.

THE PROJECTED RAILWAY

now being surveyed direct from St. Louis via Macon to Omaha, will not only tap the richest coal fields of the county, but add materially to the shipping and market facilities of the producers and traders of the county. Other lines are looking to these rich coal fields for traffic and full supply, and will soon enough make Macon the centre of a system which any other county in the interior of the State might covet. The present and prospective transportation facilities make possible and profitable a multitude of so-called

MINOR INDUSTRIES

which, in many Eastern localities are of paramount importance, and often sources of commanding wealth and influence.

VIEW OF VINE STREET, MACON.

VIEW OF ROLLINS STREET, MACON.

SMALL FRUIT FARMING,

one of the most profitable and entertaining callings, which in many regions involves the best order of brain, tact and experience, and often results in splendid returns for the capital and labor invested, might be carried to grand proportions in this favored county, than which there is no superior for this work in the Western country. Equally favorable are the soils and location for

STAPLE FRUIT GROWING,

for there are thousands of acres of warm slopes and elevations about Macon, La Plata, Atlanta, Bevier, Callao and New Cambria, which might be transformed into orchards and vineyards which would soon enough reflect the glory and profit of the great apple and pear growing regions of New York and Michigan, and the vintages and wine presses of Western New York, the Erie Islands and Southern California.

MARKET GARDENING,

too, might be carried to the highest level of success, for, as with the fruits of the orchard and vintage, the Kansas, Nebraska, Minnesota, Dakota and the mountain markets for all these products, are practically illimitable. These noble callings not only diversify industry, but invite and sustain a population of marked intelligence and thrift. They tend to the distribution of wealth and influence rather than its centralization; give rapid and enormous increase to the value of lands, and lend character and dignity to industry.

BEE KEEPING,

another of the neglected arts in this land of bloom and beauty, might be made a grand success. The woods are full of bees and wild honey, and the long season of bloom from the linden, the white clover fields, the orchards and wild flora of the woods and prairies, together with the mild climate, make all this region a veritable paradise for the intelligent beekeeper. The advantages of

POULTRY RAISING

are not half appreciated. The people of this genial and bounteous country are evidently oblivious to the fact that California, Arizona, New Mexico, Colorado, Utah, Nevada, Montana and Wyoming —a vast and growing empire of wealth, industry and population—can never successfully raise poultry, and furnish the finest market in the world for poultry products. One of the primary considerations with immigrants should be settlement in a locality that offered the most and best elements of

CHEAP LIVING.

Thousands of people with moderate means push on westward to some Utopia of the treeless plains, where wood, coal, lumber, timber, fruits and other common necessities of life, must be imported at great expense, and before they begin to live in comfort, have exhausted their little all of worldly goods, and must thenceforth make a hard fight for subsistence on doubtful ground. Here, in Macon County,

FUEL IS CHEAP,

lands are cheap, rents are cheap, lumber and all classes of building material are cheap, the products of the farm, the dairy, the poultry yard, orchard and garden are cheap, by comparison

with any Eastern district, and infinitely so by comparison with any town or district in the plains or mountains. Coals are sold at the banks for $1, and in the towns for $2.25 per ton. Four-foot cord wood is sold at $1.50 to $2 per cord, on an over-stocked market. Every thing one eats is surprisingly cheap. Beef, pork and mutton from seven to twelve cents per pound. Eggs, butter, poultry and garden stuff quite as cheap. Fruits nominal; lumber and building material cheaper than in most regions of Illinois, Ohio and Indiana. Groceries, dry goods, hardware, farm machinery, house furnishing—all kinds of merchandise—are from ten to

TWENTY PER CENT. CHEAPER

than in any of the prairie or mountain countries to the westward, and quite as cheap as in any of the old States east of the Mississippi. All things considered, this country affords

THE CHEAPEST LIVING

for good, rational, sensible people, accustomed to all the common comforts; to mechanics, common laborers, farmers, merchants—everybody—of any country between Plymouth Rock and the Pacific Ocean.

LANDS ARE SURPRISINGLY CHEAP,

cheaper indeed than in any other country of my knowledge, especially when the location, surroundings and wonderful resources of the country are considered.

WILD LANDS

are selling all the way from $5 to $15 per acre, according to quality and location. These lands embrace all the advantages of wood, water, prairie, building stones, every variety of native grass, including blue grass, white clover and herds grass, are admirably suited to stock, grain and fruit growing, and can be purchased in tracts to suit the buyer. Mr. Theo. Gary, a well known and reliable land broker of Macon, quotes

IMPROVED FARMS

all the way from $10 to $30 per acre, according to soils, location and improvements. These farms too, are suitable for all uses and may be devoted to grains, grasses, stock raising, fruit and dairy farming, poultry raising and tobacco as specialties, or to "mixed" farming at the pleasure of the owner. They are by comparison

CHEAPER THAN FREE HOMESTEADS

in the newer States and Territories, for in many instances the buyer not only gets a choice piece of land, but gets it for

LESS THAN THE COST OF THE IMPROVEMENTS,

the land really costing him nothing. The reader must remember too, that these farms are quite as productive as those of Illinois, Ohio, Indiana and other of the older States; that they are comparatively free from foul growth and are vastly

MORE EASILY WORKED

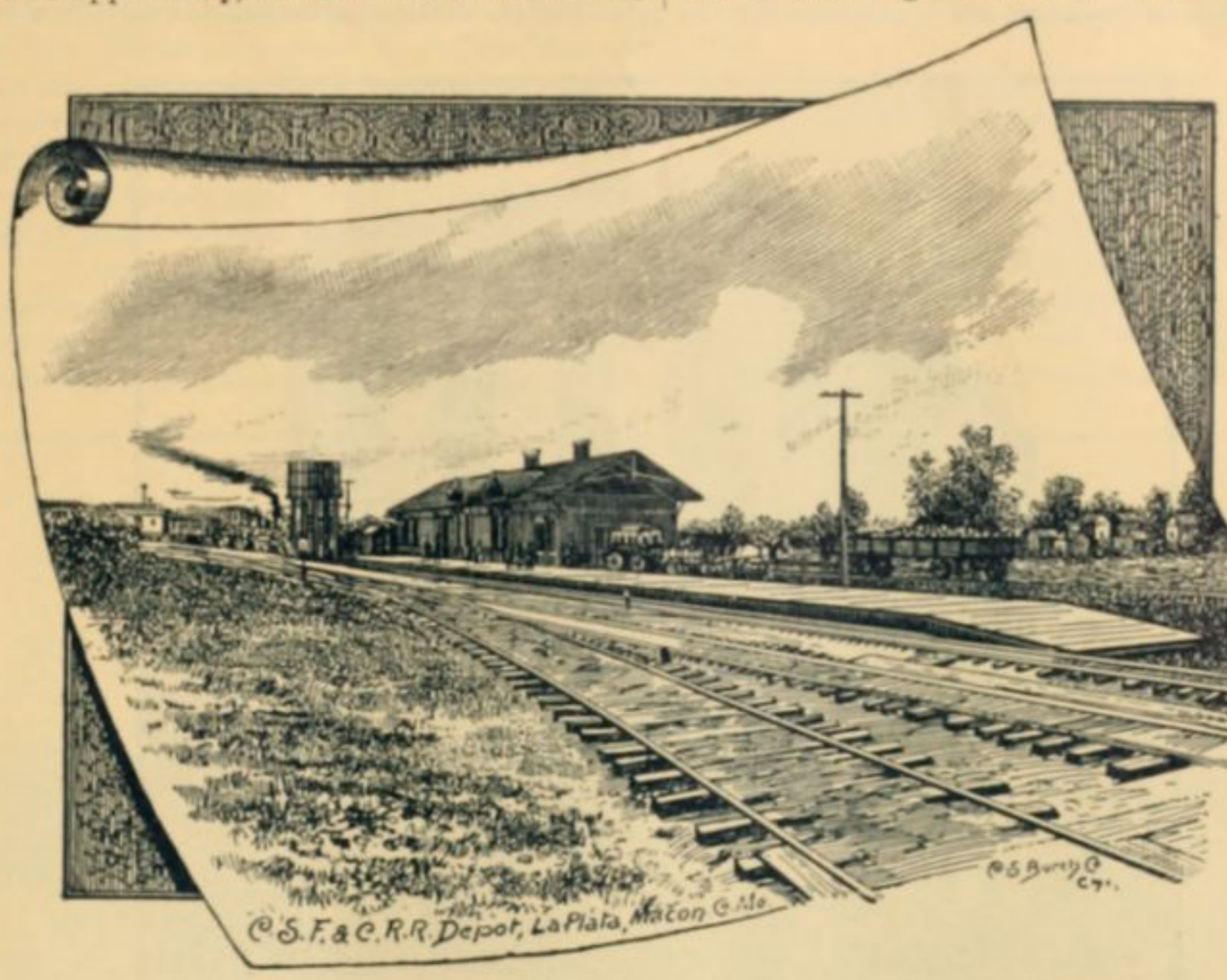
than in the older States. They are rich in native elements of fertility, produce generously and for reasons heretofore mentioned

NEED NO ARTIFICIAL FERTILIZERS,

but are growing better with age and deep cultivation. It will be well to remember, too, that they are located in one of the richest counties of

AN OLD WELL SETTLED COUNTRY,

abundant in schools, churches, mills, railways, bright and growing market towns, good society, enormously rich mining industries, bountiful orchards, vineyards and gardens and generous rainfall. They lie in the very heart of the Mississippi Valley, in the centre of the Union, surrounded by, and in close relation with, the great markets of Chicago, St. Louis and Kansas City. They are



CHICAGO, SANTA FE & CALIFORNIA R. R. DEPOT, LA PLATA.

NOT ON THE TREELESS AND RAINLESS PLAINS

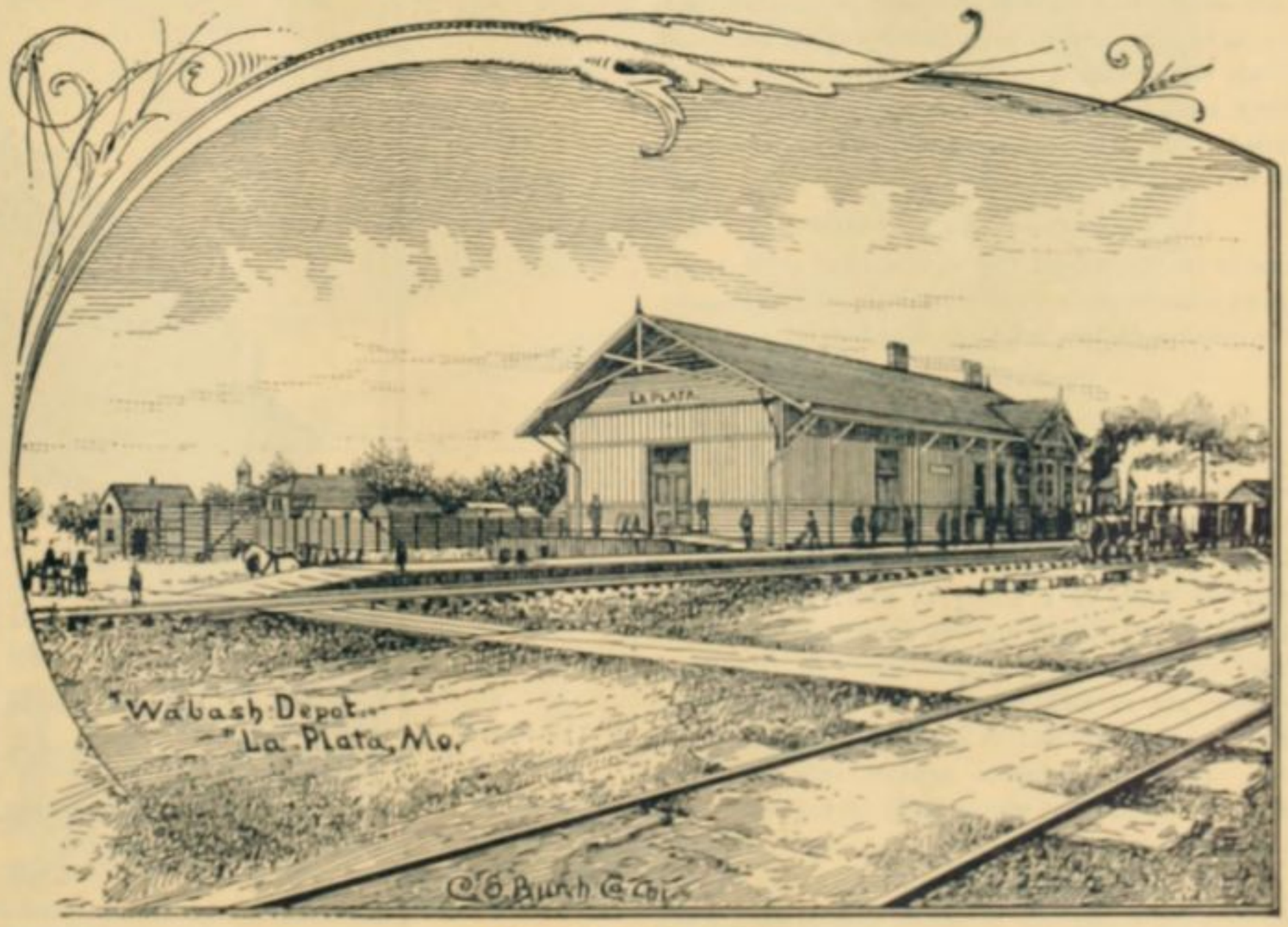
but in a beautiful and fruitful land, where good mother Nature has been prodigal of her best gifts to man—a country that is yet to become one of the garden spots of the American continent.

WHY LANDS ARE SO CHEAP

in this country is easily explained. As briefly noted in the introductory chapter to this Hand-Book, the popular prejudice against Missouri among Eastern and Northern people, has influenced the great mass of immigrants to pass by this beautiful and fertile country and settle in less favored regions further West. To the average immigrant from the North and East, Missouri is as nearly

A TERRA INCOGNITA

as the shores of the Polar ocean. Believing it an inhospitable country inhabited by a people inimical to schools, law, order, intelligence, free speech, free politics and progress—a race of yahoos, dominated by intolerant ruffians and outlaws—a quarter of a million Eastern and Northern people, with their wealth of brain, heart, gold, enterprise and experience, have annually crossed this grand old State to build homes, plant roof trees and make destiny for less favored and inviting regions. Nebraska,



WABASH DEPOT, LA PLATA.

Kansas, Colorado, Texas and the Mountain and Pacific States have grown populous and prosperous at the expense of a neglected State whose natural resources are unquestionably the

LA PLATA SAVINGS BANK, LA PLATA.

finest in the Union. Meantime the Western railways have advertised

MILLIONS OF ACRES OF CHEAP LAND

in Kansas, Nebraska, Minnesota, Dakota, Colorado, Texas and the mountains, and invited the million to come and buy and build homes and make farms and fortunes in Utopia.

FREE GOVERNMENT LANDS

for homesteaders, pre-emptors and tree planters in the same States, have proven a great attraction too, and all these States have been advertised by railways, newspapers, immigration societies, town site owners, land speculators, etc., until they are as familiar to the world as a household word. Old Missouri, naturally the richest State in the Union,

HAS NEVER BEEN ADVERTISED,

and is to-day, of all the States that offer really good inducements to settlement and investment, the one neglected, misapprehended, slighted and

UNKNOWN COUNTRY,

and that is why lands are so cheap in Macon County, and indeed in every other county in the commonwealth. While this order of things favors the investor and settler of to-day, it cannot last long. The public lands are nearly all gone and will too soon be a thing of history. The few unsold railway lands are out of market or held at high prices. The cheapest lands in the West to-day, are in Central and Northern Missouri, and the Eastern public are beginning to find it out. Popular prejudice against this royal old State is gradually and surely dying out, and there is

A GROWING BELIEF,

in all sections of the country, that Missouri has been greatly underestimated, and is soon to become the centre of attraction to immigrants and investors. Indeed, so strong is this consciousness with the Eastern public, that Missouri is likely soon to become the objective point for the investment of more capital and a larger and better immigration than any other portion of the Union. Such a movement is clearly "on the cards" and next to death and taxes, it is the surest thing in the world, that all good farm and grazing

LANDS WILL DOUBLE IN VALUE

within the next three or four years. It is impossible that they do otherwise. They are not now half up to their intrinsic or essential value for productive farm uses, and when the advance fairly sets in they will go to $40, $60, $80 and $100 per acre, depending on soil, location and improvements, where similar lands are held in the older States. This country is in no sense depressed; it is simply

NEGLECTED, OVERLOOKED, UNDERESTIMATED,

a condition of things that never lasts long in any country, because it does not come from any inherent cause, but rather from prejudice and untoward circumstances. Viewed subjectively, or abstractly, Macon County presents to the visitor

A PICTURE OF THRIFT

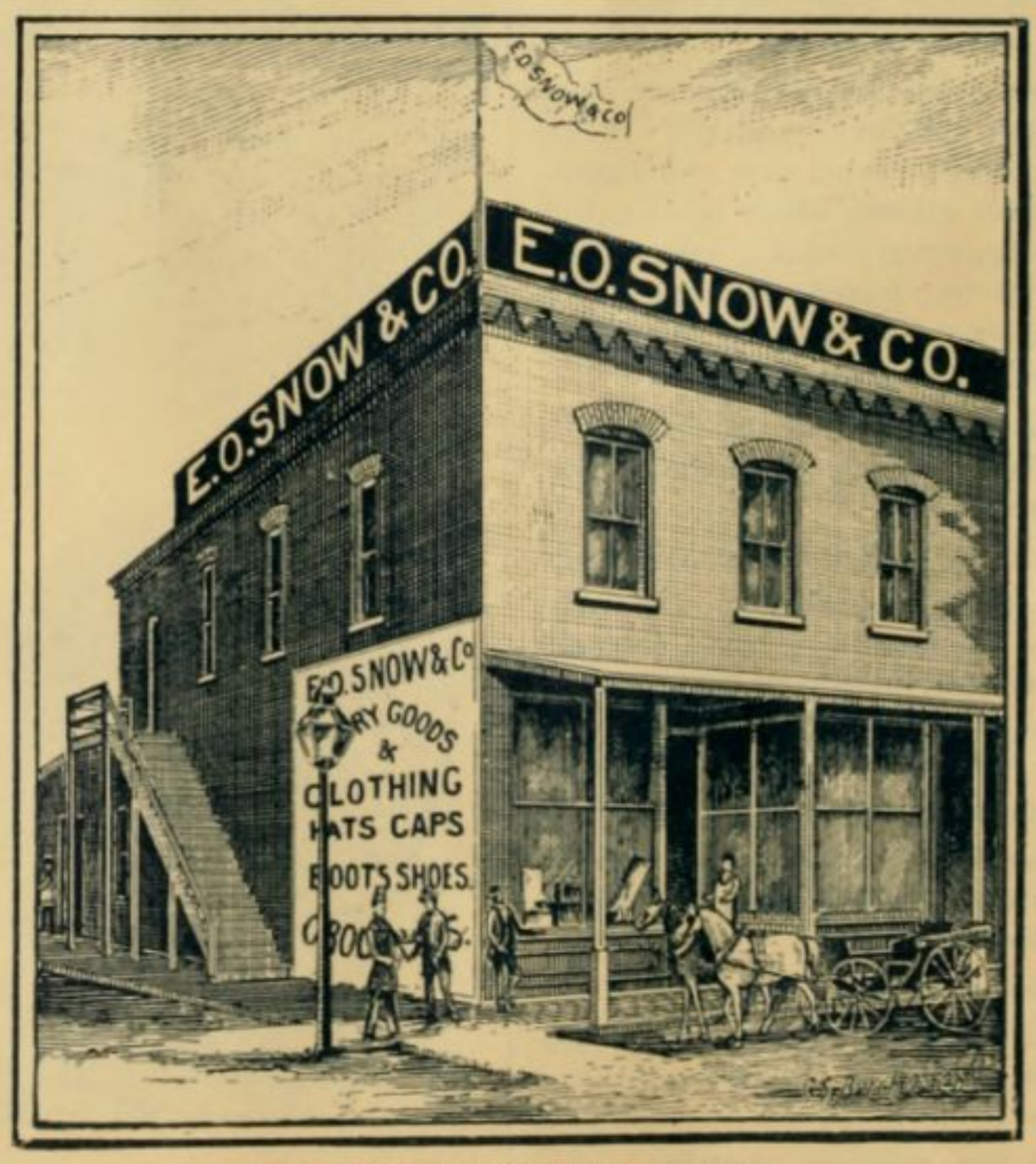
and prosperity that is assuring to see. The crops of hay, grain, fruit and the garden are the finest in twenty years. An hundred farmers might be named whose real and personal estate is variously estimated at $20,000 to $40,000 each. A much larger number own properties ranging from $15,000 to $20,000 each. A still larger number have real and personal holdings valued at $8,000 to $15,000. Then comes the average farmer with his lands and live stock and implements, worth from $6,000 to $8,000, while the properties of hundreds of less able men, younger in the race for competency, are worth from $2,000 to $6,000. These are in no wise speculative values, for there are

NO SPECULATIVE VALUES HERE.

The figures given merely represent nominal values for property, most of which is thirty to fifty per cent. below its intrinsic worth. Better still, these properties, or at least ninety per cent. of them, have been

MADE ON THE SPOT,

out of the soils and grasses of Macon County, by men who began here with little or no means, and that is the highest compliment that can be paid any farm country. One may ride for days and days in the midst of fine farms, herds, orchards, grain fields, hedgerows, groves, gardens and pleasant rural homes in this land of beauty, bloom and fruition. Many of the farmers carry good



E. O. SNOW & CO.'S STORE, ATLANTA.

bank accounts, drive fine equipage, pay as they go, send their sons and daughters to the high school and college, read the daily papers and keep fairly abreast with the progress of our genial civilization. From end to end of this beautiful and prosperous county there is

NO SIGN OF WANT OR POVERTY—

the quaint pinching poverty so often met with in the populous and overcrowded districts of the older States. There is plenty to eat and plenty of

WORK FOR EVERYBODY,

and so cheap are the common comforts of life, that only the worthless and thriftless, or the subjects of bodily disability, are without the possession of home and plenty.

THE PEOPLE

of Macon County—30,000 strong—are as intelligent, refined and hospitable as those of Ohio, Michigan or New England, and a more tolerant, appreciative, chivalrous community never undertook the subjugation of a beautiful wilderness to noble human uses. The writer has passed half a dozen years in Central and Northern Missouri, visiting the towns, inspecting the farms and herds, looking into the industrial life, reviewing the schools, and carefully observing the drift of popular sentiment, and is pleased to affirm that there is nowhere in the Union a more

ORDER LOVING AND LAW RESPECTING

population than that of Macon County. "The life they live" here is quite as refined and rational as any phase of social and political life at the North. Whatever they did in the exciting and perilous years of the civil war, they are to-day as frank, liberal and cordial in their treatment of Northern people, and as ready to honor and appreciate every good quality in them as if they were "to the manor born."

A STRONG UNION SENTIMENT

is everywhere apparent and dominant, and the old flag floats as proudly in all parts of Missouri as over Independence Hall. All parties are agreed that slavery is forever dead, and that its demise was a blessing to every prime interest of the country. There is not a man of character in Macon County who would restore the institution if he could. A good majority of the early settlers of the county came from Kentucky and Virginia, or are directly descended from natives of those States, and have the deliberation, frankness, good sense, admiration of fair play, reverence for women and home, boundless hospitality, and strong self-respect for which the average Kentuckian and Virginian are proverbial. They have a habit of

MINDING THEIR OWN BUSINESS

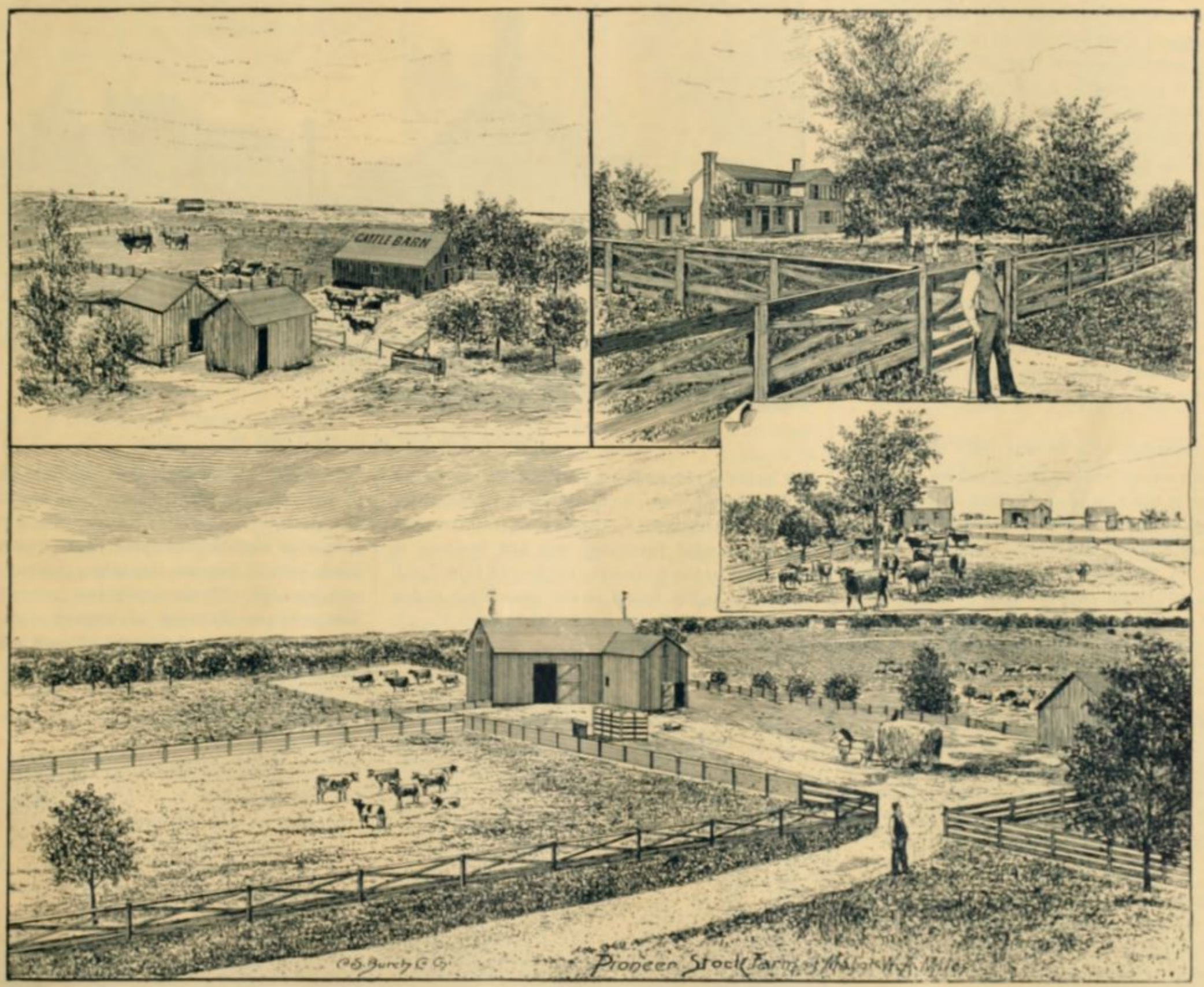
that is altogether refreshing to see. The newcomer is not catechised as to his social antecedents or politics, but is estimated for what he is and what he does. They don't care where a man hails from, so he be sensible and honest. They

TAKE CARE OF THEIR CREDIT,

as if it were their only "stock in trade." When a man's word ceases to be as good as his bond, his credit, business and standing are gone, and the loss of honorable prestige is not at all easy of recovery. A sufficient refutation of the charge that the people of this country are intolerant and proscriptive, is the fact that full half the population of the county hail from the Northern States, the Provinces and the British Islands; that Macon County often elects Republican county officers, and that the government of its chief and capital city of Macon is nearly always in the hands of the Republicans. The same is true of many other towns and counties in Northern Missouri.

STERLING CHARACTER

finds as high appreciation here as in any country under the sun. The visitor is impressed with the large proportion of strong men—men of superior brain, culture and executive gifts, and other superb qualities, who would take rank in the highest walks of life in any community of civilization. Macon County has evidently drawn



PIONEER STOCK FARM OF MAJ. W. A. MILES, 12 MILES NORTH OF MACON.

largely upon the best blood, brain and experience of the older States. In every department of life may be found men and women of superior culture, clear, well-balanced brain, broad views and rich experience in the best ways of the world, and the stranger who comes here expecting to place the good people of this county in his shadow, will get the conceit effectually taken out of him in about ninety days. They are

NOT A RACE OF BARBARIANS,

living a precarious sort of life in the bush, but a brave, magnanimous, intelligent, self-helpful and hospitable people, who, if their average daily life be sternly realistic in the practical ways of home building and bread-getting, have yet within and around them so much of the ideal that he is indeed a dull observer who sees not in their relations to the wealth of the grain fields, herds, grasses and coal measures, and the poetry of the sweet pastoral landscape,

A UNION OF THE PRACTICAL AND IDEAL

that is yet to make for them the perfect human life. They find time and inclination for

FOUNDING AND FOSTERING SCHOOLS,

the love of books and flowers and art, the cultivation of the social graces, and the building of temples to the spiritual and ideal. Macon County raises horses and mules and swine, fat steers, and the grain to feed the million, but is none the less a generous almoner of good gifts to her children. She has

ONE HUNDRED AND TWENTY FREE SCHOOLS,

128 public school houses, 10,209 school children, and there is not a child of fortune or lowly birth within all her borders, without the advantages of a common English education. Ample provision is made for the higher education of her young men and women through the agency of a college, a military academy for boys, a seminary for girls, several parochial schools and graded high schools. The public morals are guarded and fostered by the presence and influence of

FIFTY CHURCHES,

representing all the leading, and many of the minor denominations, and are nowhere displayed to better advantage than in the universal observance of the Sabbath, and in the honest and economic adminstration of county affairs.

TAXATION IS LIGHT

by comparison with many of the older Eastern, debt-burdened communities; the nominal valuation of the real and personal estate of the county for taxable purposes, is about $6,000,000, or only a fourth of its real market value. Upon this nominal valuation the rate of taxation is less than one and a half cents on the $100 of valuation. There are

SEVEN FLOURING MILLS

in the county, five of which have the finest modern equipment, including the roller process. The county has three banks, five weekly and two monthly newspapers. It is clearly no injustice to other portions of Missouri, to pronounce Macon

ONE OF THE MODEL COUNTIES.

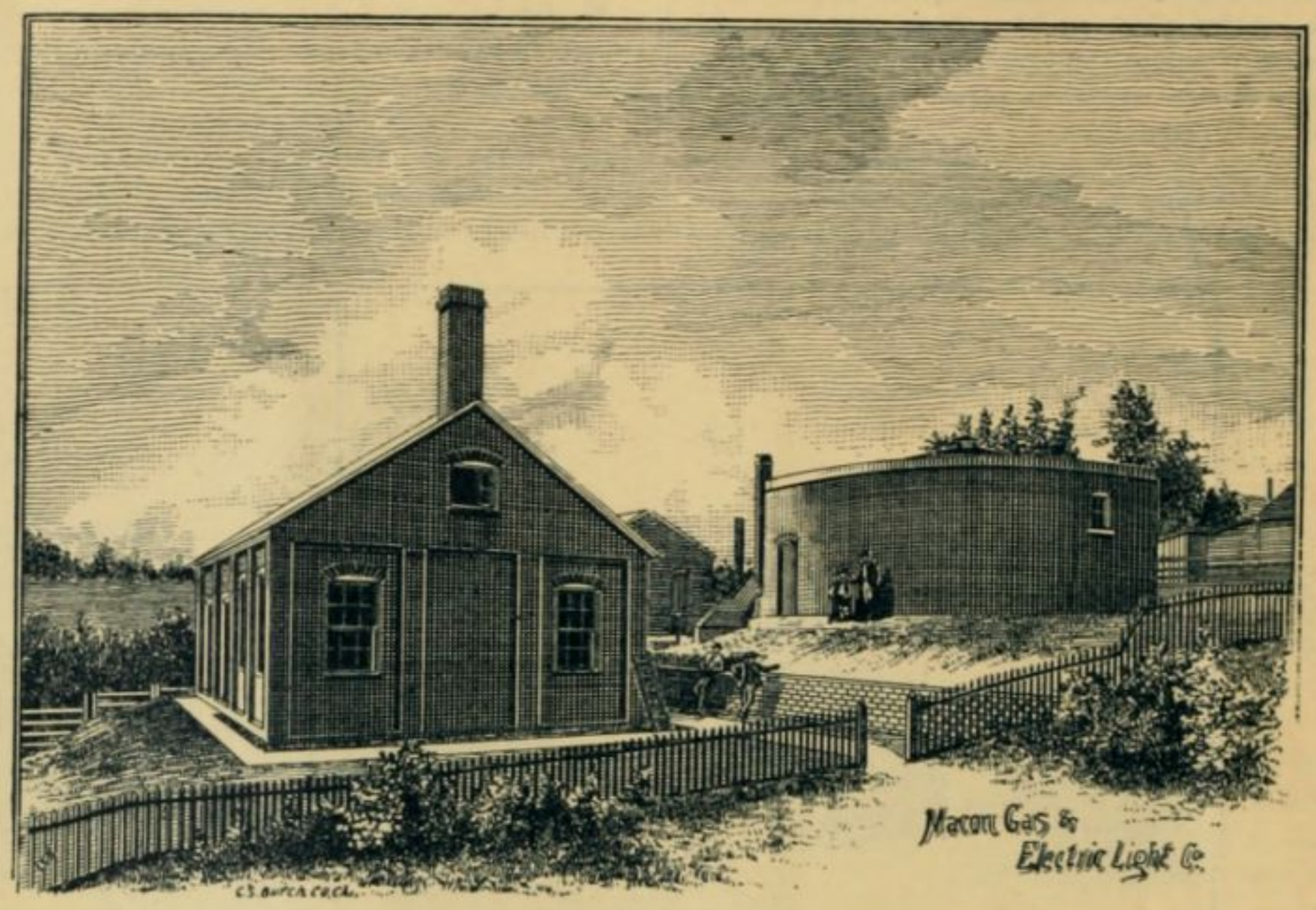
She has fine schools, light taxes, wonderful and unrivaled material resources, a splendid railway system, a brave, progressive, intelligent population, and presents an exhibit of moral, financial and material prosperity which challenges the admiration of all visitors. Naturally enough the reader will want to know something about the "shady side" to this fair picture of material prosperity. Are there no

DRAWBACKS

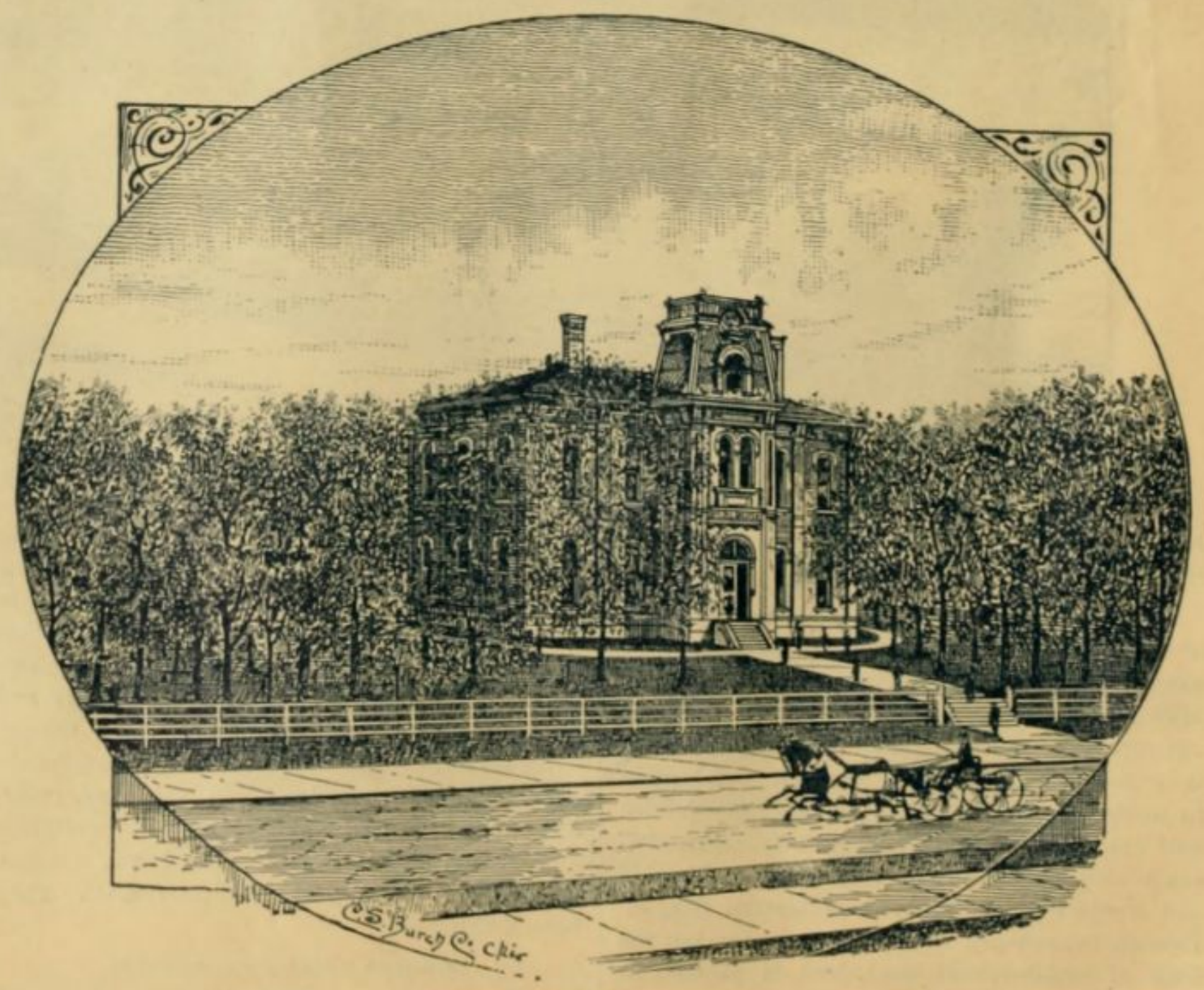
to Macon County? Nothing to regret or criticise in the ways and work of the 30,000 people of this large county, or in the material condition of the country itself? Yes, there are drawbacks, and the candid journalist will not hesitate to give them to the numerous readers of this Hand-Book. As fairly noted in the preceding pages, Missouri has suffered incalculably from the unfounded and unreasonable

PREJUDICE

against the State, inspired by the late civil war and the still more unfortunate border war that preceded it. Both of these conflicts took the worst possible form in this State, especially on its western borders, where neighborhoods and even families were divided on the political issues of the struggle. The country was desolated by fire, pillage, murder and rapine. Bands of irresponsible and unprincipled ruffians on the one hand, militia men on the other, carried murder and plunder and the torch into every locality. The rougher elements of society were in the ascendency and good citizens of both sides were



MACON GAS AND ELECTRIC LIGHT CO.



PUBLIC SCHOOL, LA PLATTA.

the chief sufferers. The close of the war found the western border infested with bands of vicious and villainous outlaws, who for a time plied their vocation at the expense of the best men and interests of the country. When these were broken up and law, order and security of life and property were once more supreme, political journals and demagogues kept the State in a continued foment by their extreme and unreasonable utterances, which have been widely quoted in the older States, thereby creating an impression that life and property and personal rights were insecure, and that freedom of speech and action were denied to new comers from the North. While nothing is more foreign to the truth and all the higher amenities are vouchsafed to every citizen, these reports have done the country incalculable harm. Happily, the mists of prejudice are clearing away and this grand commonwealth is rapidly coming to be appreciated for its real worth. A sufficient refutation of the charge that Missourians ar› intolerant and proscriptive, is found in the fact that Macon County is so evenly divided in politics, that the Republicans quite often secure the election of their candidates for county offices and that the city of Macon is nearly always under Republican administration. The same is true of many other cities and counties; and political expression and action are as free and untrammeled here as in any State of the Union.

FREE HOMESTEADS AND CHEAP R. R. LANDS

in the new prairie States further west, have attracted hundreds of thousands of immigrants to the neighboring States west of Missouri, to the neglect and oversight of this finest of all the agricultural regions in the West. The

WANT OF PROPER ADVERTISEMENT

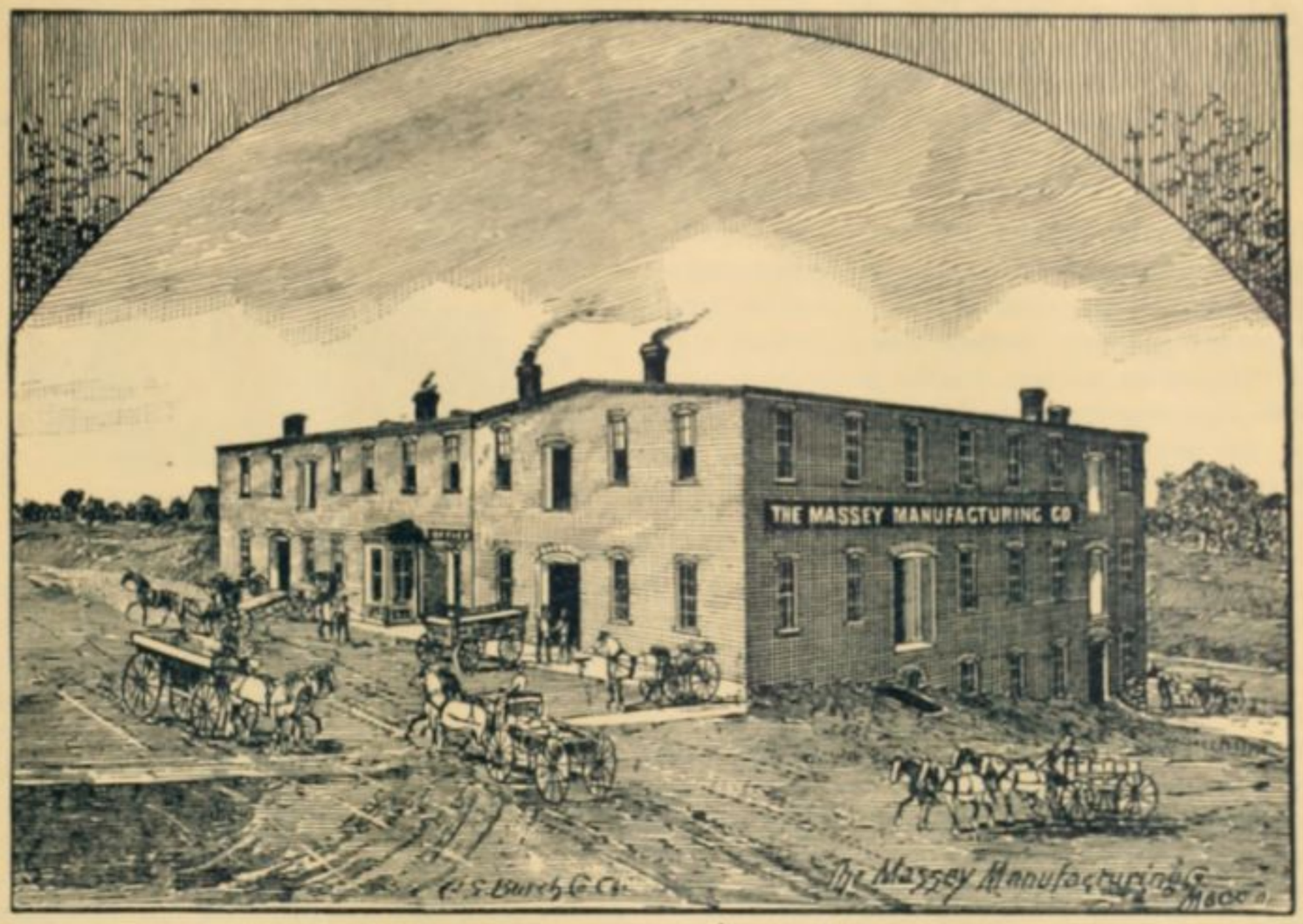
of the wonderful resources and advantages of Missouri by the State itself and by local county, city and district agencies, has left the great mass of Eastern and Northern people in ignorance of the real character of a country that offers to the capitalist and home-seeker a richer field of opportunity than any other country on the continent.

LOOSE AND SUPERFICIAL FARMING

is a serious drawback to the progress of the country. As in all comparatively new and half developed regions, the average farmer undertakes the cultivation of too much land. The labor needed for the thorough cultivation of forty or eighty acres is spread over 160 or 320 acres, and the result is everywhere seen in shallow plowing, careless seeding, unseasonable and wasteful harvesting, loose stacking, insecure storage of grain and wasteful feeding in the mud and slush. The average farmer "scratches" or "stirs" the ground three or four inches deep and dignifies it with the honored name of plowing. He begins his work out of season and carries it forward to harvest and thrashing time in a "harum-scarum," slip-shod fashion, that in older, better cultivated lands would be considered

A BURLESQUE

on good husbandry. That under such conditions he grows comparatively good crops and gets on in the world fairly well, is a high compliment to these rich soils and the friendly climate. It is safe to say that the waste from the above named causes, on the average Macon County farm of 300 or 400 acres, would alone make a good income for the more thrifty and economic New England or Canadian farmer. No country in the world gives



MASSEY MANUFACTURING CO.'S WORKS, MACON.

HIGHER SANCTIONS TO GOOD FARMING

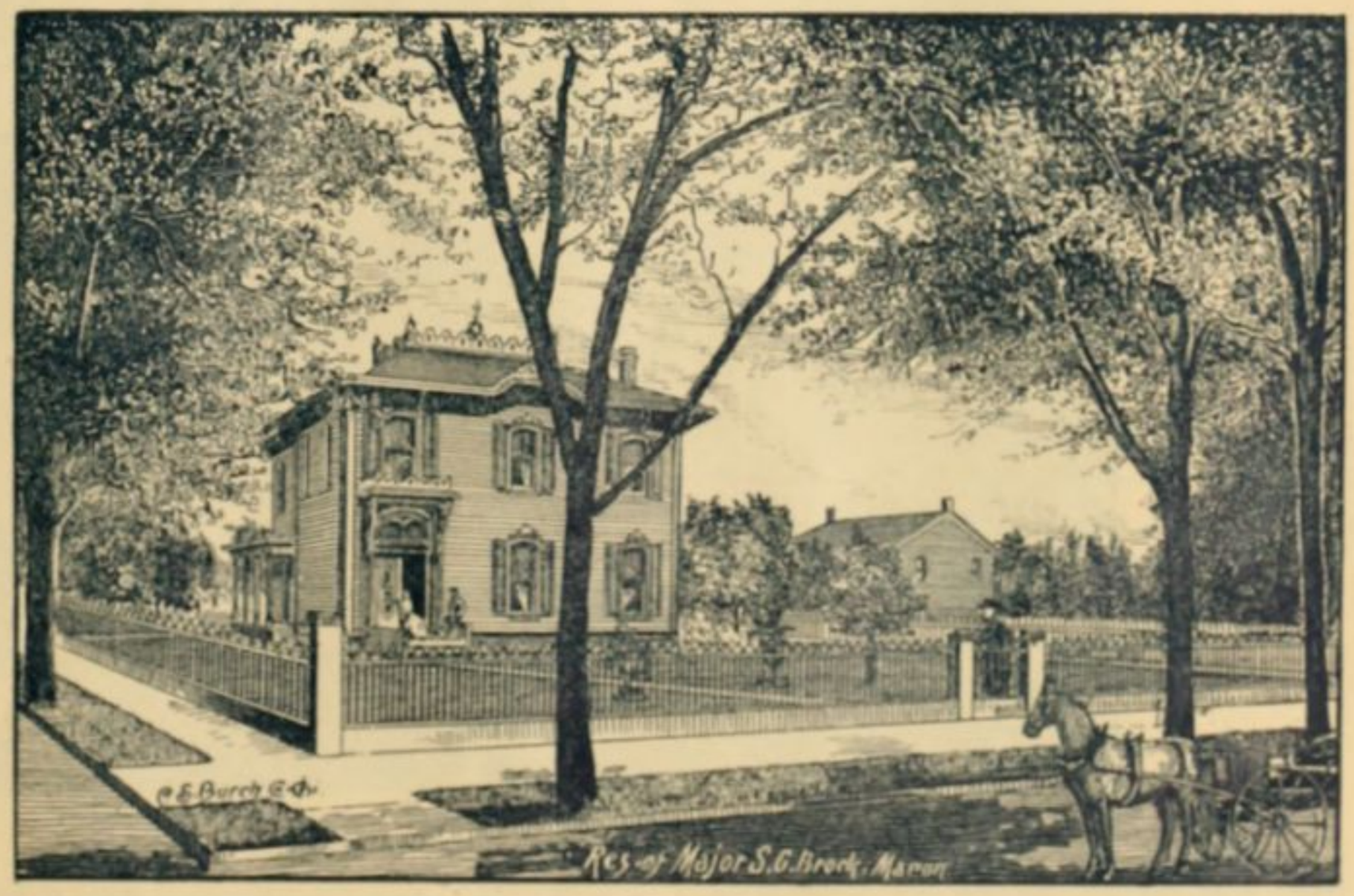
than Macon County, whose thorough farmers are few, and whose greatest need to-day is 5,000 new farmers from the older States and Provinces, to thoroughly handle the 4,000 farms of this fine agricultural county.

THE WASTE OF MANURES

is as unaccountable as it is general. Great masses of straw are thrashed and burned in the open fields. The rich deposits of the barn yard, public and private stables, are dumped into the nearest washout or ravine, and the droppings of the feed lots are washed into the streams; the owners of these invaluable deposits evidently unmindful of the fact that no soils in the world so well repay a dressing of barn yard manure as these silicious clays and marls, and that the time is near at hand when every pound of these splendid fertilizers, now going to waste, will be needed in a higher order of husbandry.

THE WASTE OF VALUABLE TIMBER

from the pioneer day down to the present, would put new homes and out-buildings on every farm in the county. Millions of feet of the finest walnut lumber have been cut and shipped out of the county for about the cost of cutting, converting and hauling. Thousands of thrifty young walnut trees have been split into common fence rails to enclose lands worth only $8 to $20 per acre. The visitor may find walnut fences, barns, houses, sheds and pig troughs all over this county of noble forests, and he may also see in the towns the same farmers that wrought the destruction, buying walnut furniture from factories a thousand miles away, at figures that



RESIDENCE OF MAJOR S. G. BROCK, MACON.

make them wonder. Cherry, linden, ash, maple, hickory and other valuable commercial woods have been destroyed with quite as little regard for the future, and while the older lands are in the throes of a timber famine, millions of royal oak are annually sold and shipped out of the county at nominal prices for railway ties, etc. The

RECKLESS EXPOSURE OF FARM MACHINERY

in this county would bankrupt the farmers of half a dozen New England counties in four years. The visitor in the country is rarely out of sight of reapers, mowers, seeders, plows, harrows, cultivators, rakes, wagons, smaller implements and even threshers and engines, left in the open field, by the wayside, in the fence corners, with no covering but the blue sky, and exposed to the trying winds and rains and sunshine until they are needed for further use. The loss from this source alone in a single season would build shelter for all the machinery in the county. The merciless

EXPOSURE OF FLOCKS AND HERDS

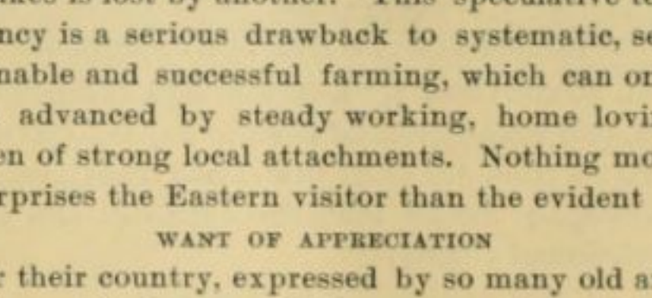
to the storms of winter, by many of the more careless and improvident farmers, who furnish no artificial shelter, or at best, but the rudest kind of protection to their animals, and that too, in a country where the materials for sheds and stabling abound on every farm and ranch, is a violation of the simplest laws of economy, not less than the kindly impulse that should impel every man to a decent care of the animal life in his keeping. There are

TOO MANY BIG FARMS

for the good of the over-worked owners and the country. No man can thoroughly cultivate 600, 1,000 or 1,500 acres of land, any more than a country of homeless and landless tenants can be permanently prosperous, and the sooner these broad, unwieldy estates are broken into small farms and thoroughly cultivated by owners in fee-simple, the better it will be for land values, good husbandry, society, schools, highways, trade and every vital interest of the country. Such a change would add vastly to the wealth and attractions of this beautiful country, giving it the graces of art, manifold fruits of production, and universal thrift that attend every country of proprietary small farmers. There is vastly

TOO MUCH SPECULATION—

too much "dicker"—and too little thorough and



STATE UNIVERSITY OF MISSOURI.

consecutive work among a large class of Missouri farmers, for the benefit of thorough husbandry or economic farm life. I used to think the Yankees were the boss traders, but they are no more a match for these Missouri speculators than old Mother Partington's broom was a match for the sea. Half the farmers trade with the other half in live stock, lands, "options," town lots, jackknives, old trumpery, or anything that has commercial value. Of course, the country is no richer for these transactions, for what one speculator makes is lost by another. This speculative tendency is a serious drawback to systematic, seasonable and successful farming, which can only be advanced by steady working, home loving men of strong local attachments. Nothing more surprises the Eastern visitor than the evident

WANT OF APPRECIATION

for their country, expressed by so many old and substantial farmers of this region. Half of them want to sell out and go to Kansas, Texas, Colorado, Southern California, Oregon, or some other immigrant's Utopia, unconscious that they are living in one of the most favored regions upon the green earth. A month's tour of some of the older States, followed by a trip of critical observation in the new prairie and mountain States, would be very likely to give these uneasy and unsettled men a spirit of happy content with their present homes and surroundings.

THE SCARCITY OF FARM LABOR

is apparent to the most superficial observer. The negroes, who did most of the farm work, under the old compulsory system, have gone almost solidly into the towns, and are no longer a considerable factor in the farm labor problem. Many of the more active and industrious young men have gone further West for government land. The professional common farm hand has generally acquired the easy slip-shod habits of the slave labor system, and is at best a poor substitute. A thousand good reliable farm hands, accustomed to the thorough, earnest, systematic and thrifty ways of farm life in New England, Pennsylvania, New York and Canada, would prove a bonanza to the 1,000 leading farmers of Macon County. There are other and minor drawbacks, but like those already named, they do not inhere to the country, are only incidental, and will be easily corrected by time and immigration, and by higher land values. The need of the day and location is

THIRTY THOUSAND NEW SETTLERS

to aid in the development of a county which can sustain a rural population of one hundred thousand souls, and has productive capacity great enough to feed the people of one of the smaller New England States. The four thousand farms in this county could with profit be divided into double the number. Not more than half the county is yet under tribute to the plow, and there is room for half as many more new farms in the unbroken woods and prairies. There is

ROOM AND OPPORTUNITY

for one thousand skilled dairymen and women to found and operate new creameries and private butter and cheese dairies all over the county. Room for two thousand fruit growers to plant orchards and vineyards, and grow fruit along these railway lines for the Western and Northern markets. Room for five thousand small farmers

ST. AGNES' HALL—A YOUNG LADIES' BOARDING SCHOOL, MACON.

from the sterile hills of New England, New York, Pennsylvania and Ohio, to cultivate small farms and diversify husbandry. Room for one thousand enterprising farm hands from the same and other States to solve the farm labor problem in a country where good labor is scarce and wages high. Room for thousands of manufacturers and skilled artisans to found and operate half a hundred new mechanical industries at Macon, La Plata, and other towns. Room for "everybody and all" that have nerve and industry, and good working gifts for the early development of this fair and fertile country. There is

NO ROOM FOR MOSSBACKS

who believe in Concord stage coaches, coon skin currency and shadbelly pigs, in a land where the "cannon ball" and "lightning" express daily sweep down the valleys for Chicago, St. Louis and Kansas City, and where every movement in local development is a token of our genial, advancing, latter day civilization.

NO ROOM FOR DREAMERS AND LOUNGERS

of the easy going, impractical, sentimental school, for they will get jostled out of position, and lose their bearings in this country of live, rustling, advancing men. There is no room for lawyers, doctors, clerks and bookkeepers, for their ranks are already full of experienced and capable men. Fine haired, high toned Eastern people, who are conceited enough to believe they can overshadow everything and everybody about them, will find an uncongenial and unappreciative people in this country, and had best stay where they are. For men of courage, sense, ambition and good working qualities, this country offers a splendid field for the exercise of their gifts. For such, there is

A SPLENDID FUTURE

of competence, comfort and manly independence. Farming is done with half the labor required in the older States. The climate is delightful, the soils are inexhaustible, the grasses are unrivalled, and the waters are pure. Macon County is no dreary waste, from which men may turn with a sense of loneliness and desolation, for its fields are as fair as the plains of Lombardy; its valleys as lovely as the fabled Eden, and the sunlight falls upon its matchless landscape as softly as on the limpid waves of Naples' Bay. For the idealist it has poetry, and for the sterner materialist rich fields of conquest. It is a great destiny to live in a land where Apollo might tend his flocks, and Sappho turn dairymaid, singing her sweet songs in the shadows of the green hills—a land where the practical and ideal unite to make the perfect human life.

To the foregoing general notes on Macon County, I am pleased to add a brief review of the more important towns.

THE CITY OF MACON,

the capital and chief commercial town of the county, was first settled in 1852, by James T. Haley, and was formally organized and platted as a town in 1856. It is

ADMIRABLY LOCATED

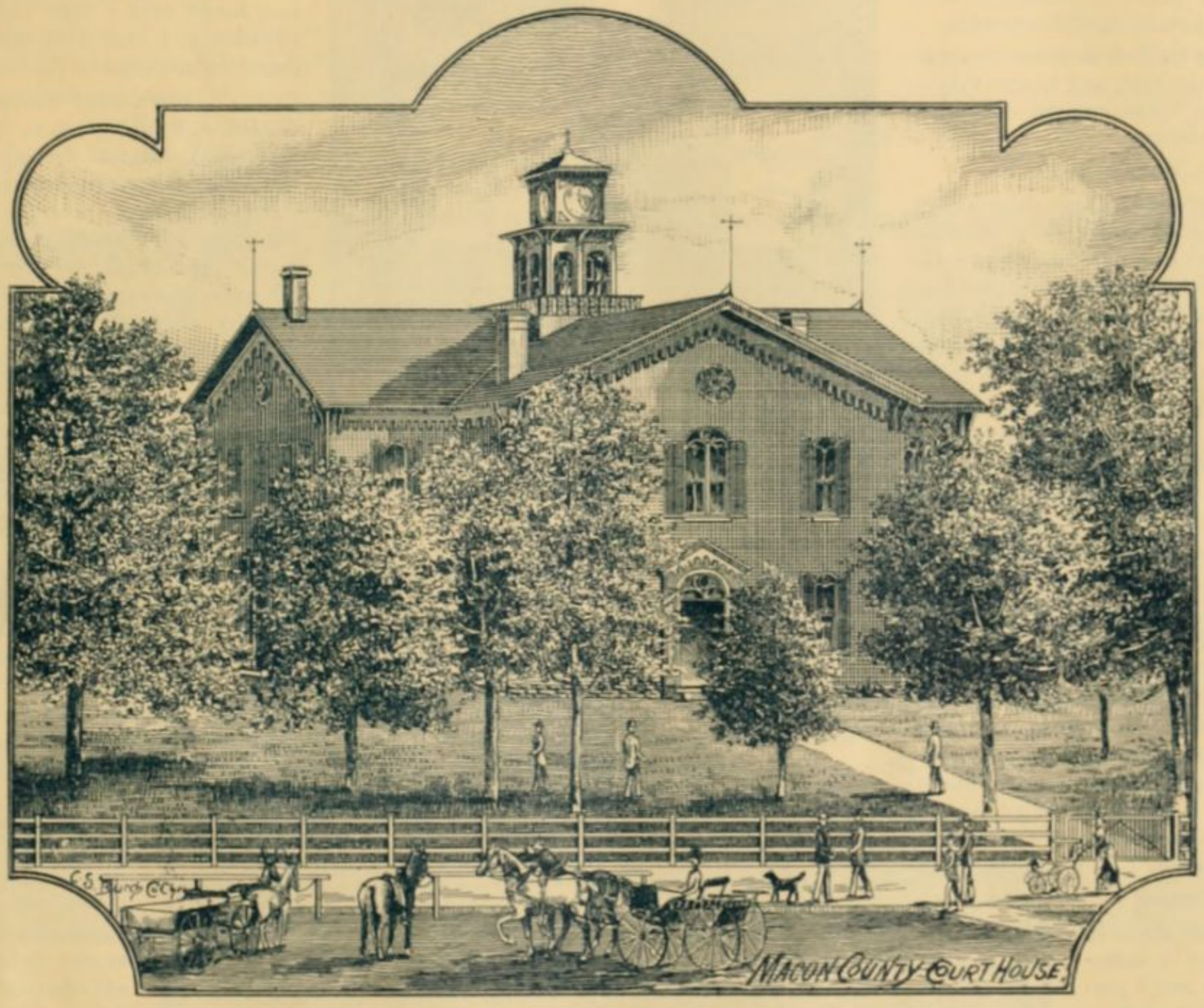
on the high divide between the Chariton and Salt Rivers, in the midst of a beautiful and highly productive farm country, interspersed with delightful woodlands, fruitful orchards and pretty farm homes. It stands at the junction of the Wabash and Hannibal & St. Joe Railways, seventy miles west of the Mississippi River, 160 miles east of Kansas City, and 171 miles northwest of St. Louis, and has so many features of interest to the non-resident reader, that I shall be quite excusable for giving some of them in detail. The city stands upon a fine, commanding elevation; has

PERFECT NATURAL DRAINAGE

from a series of draws and ravines; abounds in living wells, which give an excellent water supply; is handsomely platted and tastefully and substantially built, and, from end to end, is

A BEAUTIFUL TREE-EMBOWERED CITY,

whose broad streets and avenues, deeply shaded



MACON COUNTY COURT HOUSE, MACON.

blue grass lawns, pretty cottages and elegant mansion homes, handsome churches, fine school houses, substantial mills, factories and elevators, and fine suburban drives, are "all and singular" a compliment to the good taste, culture and enterprise of the

FIVE THOUSAND PEOPLE

within its borders. Macon is the creation of two trunk railway lines, a splendid tributary country, and a brave, resolute, enterprising and progressive people. The tributary country, when fully developed, will take care of a city of 10,000 souls, and such a consummation is "manifest destiny" to Macon. The two competing railway lines, which cross each other here at right angles, gave it a big start from the beginning. The old North Missouri Railroad was completed to this point in 1852, leaving this city the terminus for some

time. The Hannibal & St. Joe came to Macon in 1858, and in 1863 Macon was made the county seat.

A RAILWAY CENTER

from the start, and early the capital of a great county, nothing could stay the progress of the town, save only material desolation. It is central to Northeastern Missouri, and surrounded by enormously rich coal measures, is bound to become at an early day a railway town of no mean magnitude. The Moberly, Macon & Ottumwa Division of

THE WABASH, ST. LOUIS & PACIFIC

gives the city direct connections with the entire railway system of Iowa, the great Northwest and Chicago, on the one hand, and St. Louis, Kansas City and the Southwest, on the other.

THE HANNIBAL & ST. JOSEPH RAILWAY,

now a part of the C., B. & Q. system, connects with Chicago on the east, and Kansas City on the west, giving all the advantages of the great systems at these centers.

THE ST. LOUIS & OMAHA,

a line recently projected between these important cities, will soon add materially to the transportation facilities of a city whose coal mines will soon enough attract hither branches from the Santa Fe; Chicago, Milwaukee & St. Paul; Chicago & Alton, and the Rock Island systems.

A MOTOR LINE

will be laid from Macon, five miles west to Bevier, where 1200 people are engaged in, or in some way interested in, coal mining. No town in Missouri is so richly environed with coal fields, and none has

MANUFACTURING ADVANTAGES

superior to Macon. Cheap coals, cheap wood, cheap lumber and the railway facilities to distribute the products of the mill and factory all over the Western country, make this an eligible and desirable point for the manufacture of every species of farm machinery, wagons, carriages, furniture, mill stuffs, wooden ware, novelties in wood, iron, steel and paper, machines, castings, cotton and woolen goods, preserved fruits and vegetables, and many other things in common use.

A GOOD BEGINNING

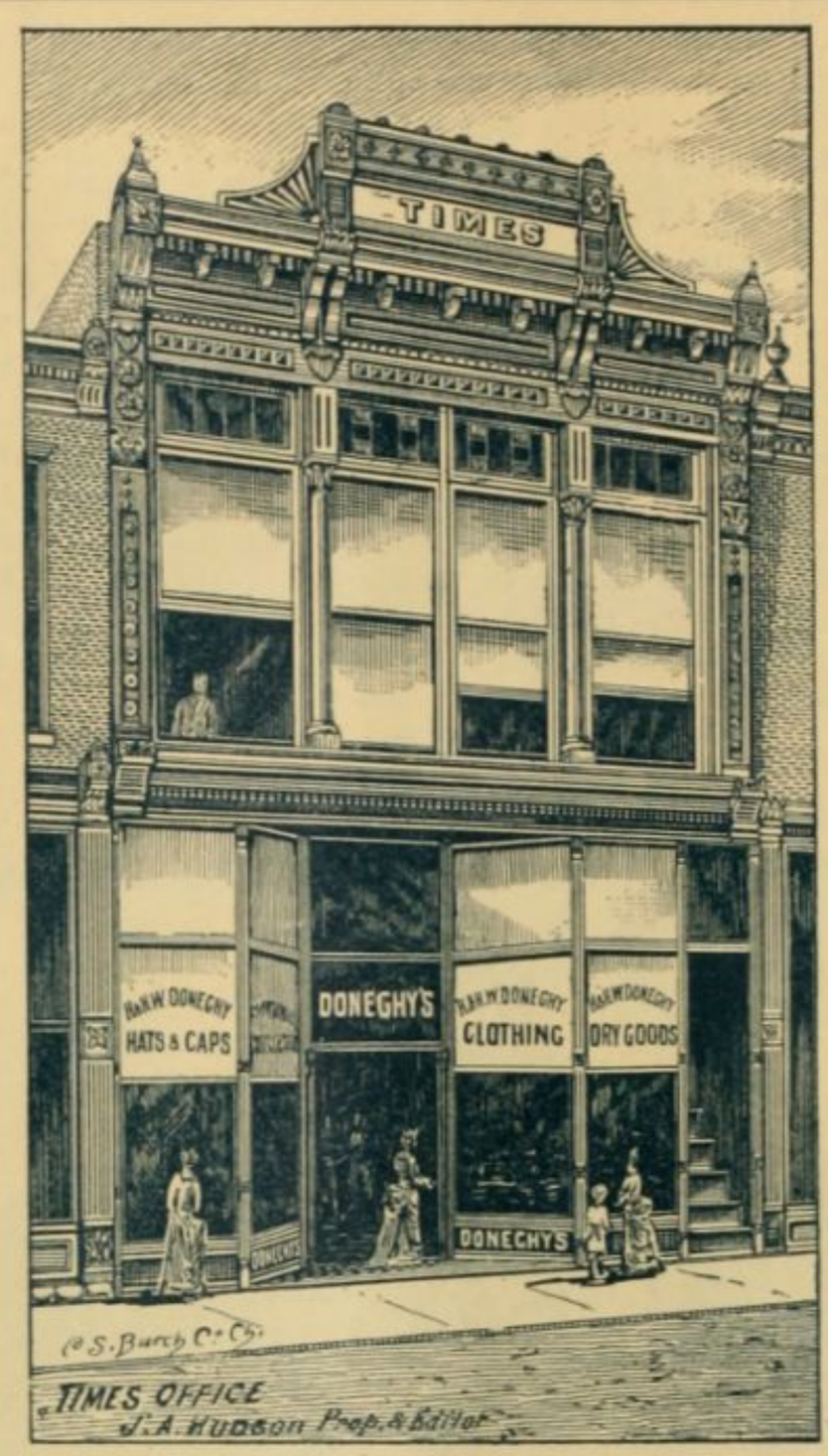
has already been made in some of these lines of industrial work. Two roller process flouring mills are run to full capacity on merchant milling. A broom factory is in successful operation and is on the eve of enlargement.

THE MACON GAS AND ELECTRIC LIGHT CO.

have one of the most perfect gas plants in the State, and will next season put in one of the most complete and perfect electric light systems in the country.

THE MACON FOUNDRY AND MACHINE WORKS,

established in 1880, by Mr. F. Palfrey, a practical machinist, employs a large force of skilled mechanics, in the



TIMES OFFICE, MACON.

manufacture of all classes of coal mining machinery, steam power threshing outfits, engines, boilers, and kindred foundry and machine work, including Patton's adjustable ratchet bar and bracket store shelving irons, which have a wide sale throughout the United States, and large quantities of which are manufactured here for the Western trade. Mr. Palfrey is driven to the full capacity of his works; speaks very confidently of the future, and says Macon is a very favorable point for manufacturing. The

MACON ROLLER MILLS,

built in 1875, as burr mills, with a daily capacity of twenty-five barrels, were enlarged to fifty barrel-mills in 1877, and in 1882 the present owners, Messrs. Moore, McCullough & Co., took charge of the mills, and a year later put in a full roller process equipment, further increasing their capacity to one hundred barrels per day. The rapid increase in their business necessitated a later increase of their flour-making capacity to 125 barrels a day, nearly all of which is consumed in this county. These mills, which are under the immediate supervision of Mr. J. P. Moore, are equipped with the most perfect modern flour-making machinery, employ from eight to ten hands the year round, have a high reputation for their products, and rank with the most important industrial concerns of the city.

THE MASSEY WAGON CO.,

E. McKee, President; S. G. Brock, Vice-President; E. A. Hanson, Secretary and Treasurer, and John Massey, Superintendent, have a large three story brick factory, and employ from twenty to forty hands in the manufacture of spring, farm, road and log wagons, buggies, carriages, phætons and surreys. They have a capacity of 2,000 wagons a year, and have made a fine reputation for superior work, which finds a ready sale all over North Missouri. A good number of their workmen have homes and families in the city, and the amount of cash paid these mechanics, and otherwise expended for timber, coal and other materials produced in the county, is a strong factor in the sum of local prosperity, both in town and country. The abundance of superior coal and timber in this county gives the company a decided advantage over rival factories, and this fact, together with the high character of their work, has so largely increased the demand for all classes of vehicles, that extensive additions must soon be made to their present buildings and machinery. Mr. Massey says there is no more favorable location than Macon, for the manufacture of all classes of machinery, and it is not unlikely that the success of this institution will influence the location of other equally valuable enterprises at this point. Their works are admirably equipped with the most approved machinery, and, like the machine shops and foundry, are an honor to the city.

A creamery, vinegar and apple butter factory are in successful operation. A tobacco factory, for the manufacture of plug and smoking tobaccos, from the superior plant grown in this county, is one of the noteworthy industries of the city, employing a large force of hands in the season of handling. There are other minor industries here, but the noteworthy features of the location are the

FINE OPENINGS

for manufacturing enter-

INTERIOR VIEW OF THEO. GARY'S REAL ESTATE OFFICE, MACON.

prise. A spoke factory would find a bonanza in these fine second growth oak and hickory forests. Axe helves, and kindred goods, would make a fortune for a live factory man. A tile factory and pottery are both greatly needed here, and, in good hands, would prove a fortune. There is a fine opening for a plow factory, and no time should be lost in securing coking ovens for the fine coking coals near the city. They

CAN MANUFACTURE ANYTHING PROFITABLY

that depends upon cheap coals, cheap wood, cheap timber, cheap clays, cheap transportation, cheap living, and a splendid outlying market, for they are all here at the command of anybody that has experience and capital for the work. Macon is not given exclusively to pride of her material wealth and prospects. She has

EDUCATIONAL ADVANTAGES

of a high order, and fosters them with commendable spirit and liberality. Few towns of this class in the Western country can boast of more

ADMIRABLE PUBLIC SCHOOLS

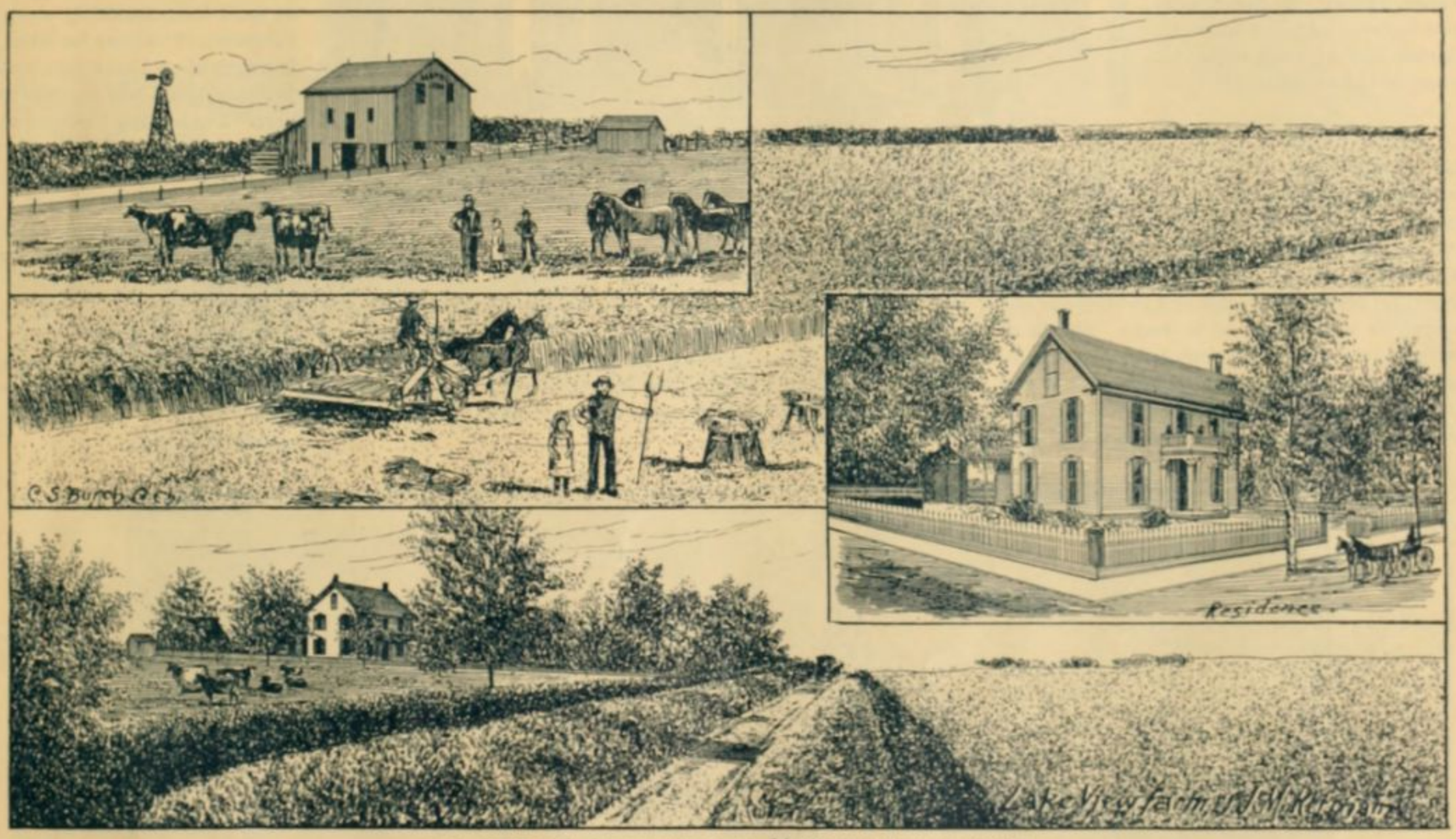
than this bright progressive city, whose public school system includes a model high school, the most thorough discipline, advanced methods, high standards and good scholarship known to the common school system of Missouri. The general *morale* of the schools, under the able supervision of Prof. A. E. Wardner and a dozen assistants, is creditable alike to the instructors and the city. The Catholic and Lutheran parochial schools are spoken of in the highest terms. In higher academic work, the

ST. JAMES MILITARY ACADEMY

holds an enviable position. It was founded by Bishop Talbot, is the only boarding school for boys under control of the Episcopal Diocese of Missouri, and with its fine buildings, grounds and dormitories; its thorough social, military, mathematical, literary, musical and art training, under a very competent corps of instructors, is an honor to the city, the church, the State, and especially to the scholarship and rare managerial gifts of the president, Rev. J. R. Harding and his assistants. The school is in high repute at home and throughout the State, and has a strong and growing patronage.

ST. AGNES HALL,

a boarding school for girls, is also under the auspices of the Episcopal Church. It has fine buildings and grounds; is admirably appointed and conducted, and from base to attic, has the air of a delightful, well-ordered home. Mrs. L. A. Smith, the principal, and a lady of rare gifts and graces in this line of work, is ably assisted by accomplished instructors in literary, musical, art and other departments of a very complete course of study, and the "Hall" is one of the best girls' boarding schools in Northwestern Missouri.



J. M. KETCHAM'S LAKE VIEW FARM, 14 MILES NORTH OF MACON.

THE FRATERNITIES

embrace a Masonic blue lodge, chapter and commandery; a lodge and encampment of Odd Fellows; a lodge and uniform rank of the Knights of Pythias; a lodge of the Ancient Order of United Workmen; a strong post of the Grand Army; lodges of Knights and Ladies of Honor; Triple Alliance and Chosen Friends; a Library Association, Chatauqua Circle, social clubs, etc.

THE MACON BUILDING AND LOAN ASSOCIATION,

organized in the spring of 1885, by Theo. Gary, has had a marked influence upon the growth and prosperity of the city, and, as a financial venture, has beaten the most successful savings banks of the country. Its sixth semi-annual statement, made in July, 1888, shows a total of $27,324.04 in available resources, with an exhibit of net gains that is a high compliment to the financial and executive gifts of its secretary and board of directors. J. A. Hudson is President; Geo. P. Reichel, Treasurer, and Theo. Gary, Secretary.

THE MACON FAIR ASSOCIATION,

under the management and ownership of F. A. Dessert, President, and W. P. Dessert, Secretary, with its neighboring grounds, race track and spirited annual exhibitions, is a noteworthy feature of the city. The

LOCAL JOURNALS

are square up to the dignity and demands of the day and location. The *Times*, a Democratic journal, which recently won the gold medal of the Missouri State Press Association, for its admirable make-up and typographical finish, is edited and published by J. A. Hudson. It has the widest circulation of any country journal in North Missouri, is edited with marked ability, and is an influential exponent, not only of Democratic principles and policy, but of every good and progressive enterprise in Macon City and County. The *Times* building and office, recently destroyed by fire, was one of the most complete newspaper and job printing offices in the interior of the State, and Mr. Hudson, who has already begun the erection of a handsome new building on the ruins of the old one, has purchased a new office outfit, with steam power press, and will soon be running one of the finest and most complete newspaper and job printing establishments in the interior of the State.

The *Republican*, a Republican journal of decided ability and influence, and for many years one of the foremost advocates of Republicanism in Northern Missouri, is ably conducted by H. C. Buffington, as editor and publisher. Maj. S. G. Brock, for many years one of its editors and publishers, and now mayor of the city, still contributes more or less to the *Republican*, which, like its neighbor, recently lost a very complete and valuable office by fire. This journal, too, will soon put on a handsome new dress, and con-

tinue to hold its high position in the Republican newspaper ranks of North Missouri.

The *Democrat*, a Democratic newspaper, published and edited by Harry Howard, with Dr. T. J. Norris as associate editor, is one of the rising Democratic journals in this division of the State, has a fine patronage, a large and fine office, with power press, and is ably conducted.

The *Messenger of Peace*, a Baptist monthly, edited and published by J. E. Goodson and J. E. Goodson, Jr., is creditable alike to the culture and ability of its conductors, and clearly "fills a niche" in Western journalism. It is the only Primitive Baptist journal in the Mississippi Valley, and has a large circulation and corresponding influence in the denomination.

Macon is

A STRONG COMMERCIAL TOWN,

ranking in this respect with the foremost cities in the interior of the State. It is central to a rich farm region, reaching west forty miles to Brookfield; thirty-five miles north to Kirksville; twenty-five miles east to Shelbina and twenty-two miles south to Moberly. Within all this splendid radius are agricultural and coal mining resources, great enough to support a city of 10,000 souls and with the present rate of development, the years are not distant when it will have compassed such a consummation. It is every year becoming more and more the centre of the vast coal mining interests of this notably rich coal basin, and the building of the proposed motor line from this point to Bevier, the coming year, will contribute largely to this desirable end. The city already has

MC KEE AND SMITH BUILDING, MACON, MO.

FIFTY SOLID BUSINESS CONCERNS,

whose stock in trade, high commercial standing and metropolitan methods would honor a much larger town. The yearly trade of these concerns in dry goods, clothing, general merchandise, boots and shoes, hardware, farm machinery, lumber and building materials, seeds, hay, live stock, grain, mill stuffs, wagons, carriages, and other goods made on the spot, reaches a grand total of

NEARLY TWO MILLION DOLLARS,

and is steadily increasing with the growth of the country. Several of the leading houses have successful branches in neighboring towns, and with the growth of local manufacturing and the extension of railway facilities, it is not unlikely that a substantial jobbing trade will be built up here. The leading business men and property owners have

UNFALTERING FAITH IN THE FUTURE

of the city, and while it has never had a speculative boom, but is rather the outgrowth of steady material and commercial development, they are now resolutely marshalling the splendid forces at their command, and will turn them to capital uses in building up a city worthy of themselves and the location.

STRONG MEN LEAD

SMITH, MC VEY & CO.'S BLOCK, CHILLICOTHE, MO.

in every department of local life—men of discipline, experience and fine executive gifts, in whose hands the building of the new Macon will be carried to a splendid issue. The steady march of material and commercial progress in this solid and progressive city, is admirably displayed in the fine establishments of several of the leading merchants, notably the large dry goods houses of Messrs. McKee & Smith and J. D. Hail, and the clothing house of Mr. I. C. Stephens, where heavy stocks are displayed with the method and elegance that stamp the proprietors as real mercantile artists, trained in the best ways of trade, like men who pursue commerce as an art to be cultivated, rather than a mere speculative venture. A brief description of one of these houses will give the reader a fair impression of the general character and management of other concerns in leading lines of local trade.

At the head of Vine Street, as shown by our artist, stands the handsome store of McKee & Smith, 45x100 feet on the ground. It is solidly built; has a fine interior finish in Texas hard and curly pine, and a superb plate glass front of unique and beautiful design, and like a gem upon a lady's finger, adorns the handsome avenue upon which it is located. The Public Library occupies a suite of rooms in the second story of this building. This library, which has now upon its shelves about 1000 volumes, was established last year through the efforts of a few public-spirited and intelligent ladies of the city, who still continue its management, adding another to the increasing list of examples of woman's capacity and usefulness in the management of public affairs.

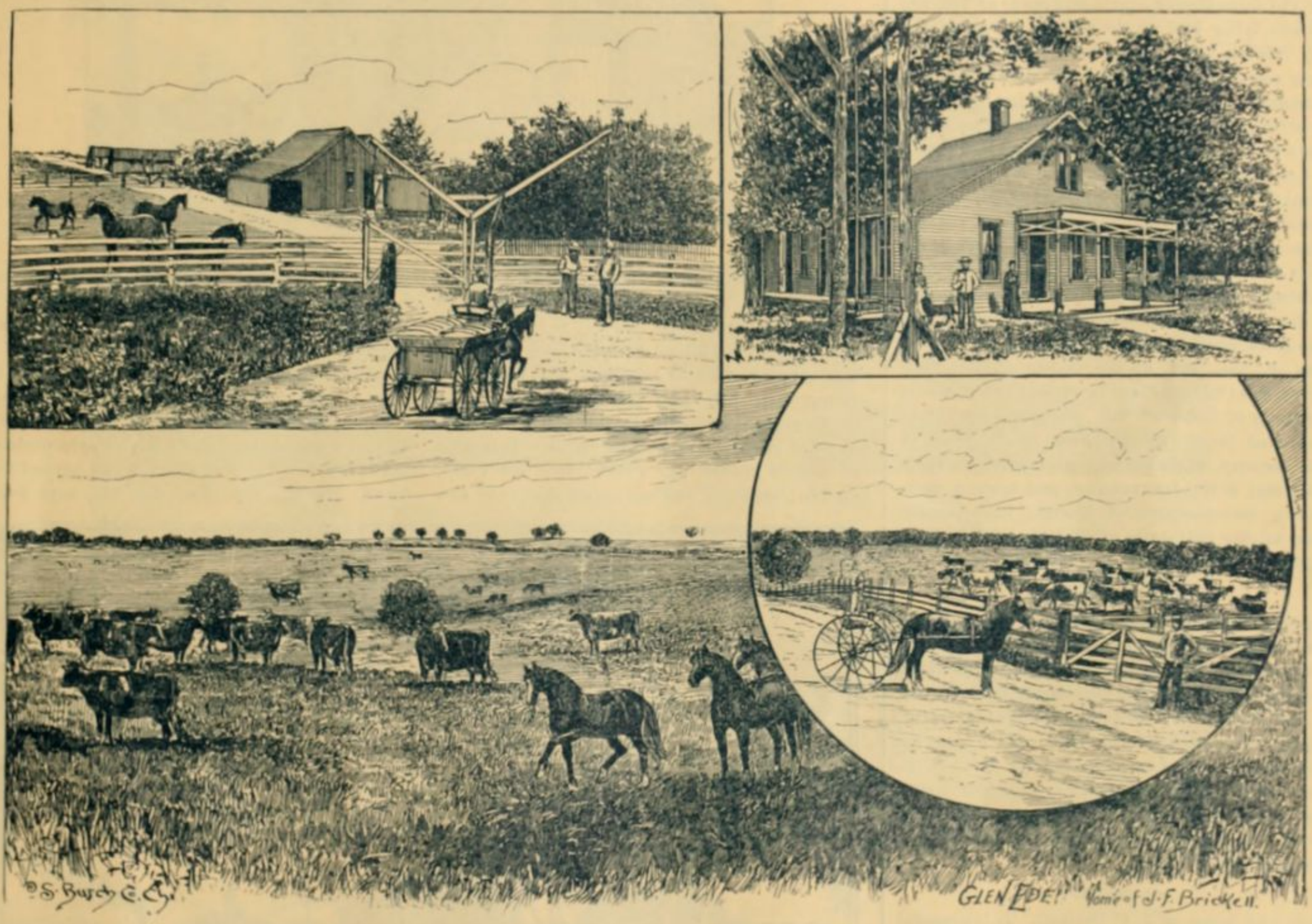
The same firm under the title of Smith, McVey & Co., erected, last season, another mercantile building in Chillicothe, Mo., a view of which is also given. As shown by our artist, this building is a decided novelty for a mercantile house, and was designed by Mr. G. C. Clarck, a well known St. Louis architect. It is 60x120 feet upon the ground, elaborately finished, heated by steam and lighted by electricity, and is a fine illustration of the rapid growth of this portion of a commonwealth, now the fourth in rank and destined at no distant day to claim the colors in the grand march of the sisterhood of States. The firm of McKee & Smith, and Fred F. Hawley & Co. of Macon, and Smith, McVey & Co. and Hawley & Co. of Chillicothe, are all composed of the same gentlemen, all veterans of twenty-five years service in North Missouri trade, and ranking men in the business circles of the two solid and prosperous cities upon which they have left the impress of their mercantile gifts and unselfish public spirit. Macon has

FINE HOTEL FACILITIES

for a city of her class. The Palace Hotel, one of the best of the later improvements of the city, is one of the really fine hotels of North Missouri, and its capacity, style and finish would honor a city of 30,000 souls. It belongs to the list of well conducted hotels in this division of the State, and is highly creditable to the city, the builder and manager.

THE MACON CREAMERY,

which was omitted in my industrial notes of the city, belongs to a class of industries that need more encouragement, and should be multiplied an hundred-fold in this country of peerless grasses. The Macon Creamery, operated by J. J. Davis & Co., has a daily capacity of 1,500 pounds and under its present management a yearly output of about $20,000 worth of standard butter, which is all marketed in New York. This firm also handle butter, eggs, wool, hides and tallow to the extent of $100,000 annually. They have great faith in the creamery business for this region, and get their supply of cream within a dozen miles of the city.



GLEN EDEN STOCK FARM OF J. T. BRICKELL, 2½ MILES NORTH OF MACON.

Macon presents

A CAPITAL FIELD FOR INVESTMENT.

Speculative values have never obtained here. Real estate is bought and sold on its intrinsic merit, and commercial values seem decidedly low by comparison with the so-called booming towns further west. In the light of the general wealth and prosperity of the county, the enormous crops of the present season, the rapid development in coal mining, the growing public confidence in Missouri, the steady and growing movement of immigration and capital into the State, and above all, the certainty that Macon is to become a formidable manufacturing and trade centre, no city in the State, or for that matter in the West, offers more to the investor than this same City of Macon—this beautiful tree-embowered city of

the coal fields and the Grand Divide. If city property and rents do not double within the next two or three years, it will be the fault of the citizens themselves, for the conditions are ripe for

A BIG FORWARD MOVEMENT

that should have no abatement until Macon is a city of 10,000 people. The forces to impel such a growth are now at the command of the men at the helm, and only unity and will-directed work are needed to carry Macon up to a commanding position among the cities of Missouri. To these notes on the city, I am pleased to add a brief outline of some of the neighboring farms and farmers.

CHEVIOT PLACE,

the 170 acre suburban farm and home of Thomas Jobson, lying just on the eastern border of the city, is a handsome place, subdivided into ten to forty acre fields, well fenced with wire and picket enclosures, and watered by five living wells and by artificial ponds. It is improved with a handsome home, beautiful well-shaded lawns, a group of convenient and well-built barns, sheds, stables, granary, small outhouses, feed lots, a good orchard and other appointments of a well-ordered farm, and is devoted mainly to stock raising, the chief attraction being a superior herd of fifty thoroughbred short-horns, representing several of the more popular families. Mr. Jobson has also some good horses and mules, puts up 130 tons of hay, and, as the accompanying view shows, has Cheviot Place in capital order, and is evidently at home on this pleasant and highly improved farm. He has been thirty years in this country, was formerly connected with the Hannibal & St. Joe railway, and later a well-known manufacturer of Macon; has recently been mining coal quite extensively, and is thoroughly pleased with the country.

THE FOX PLACE,

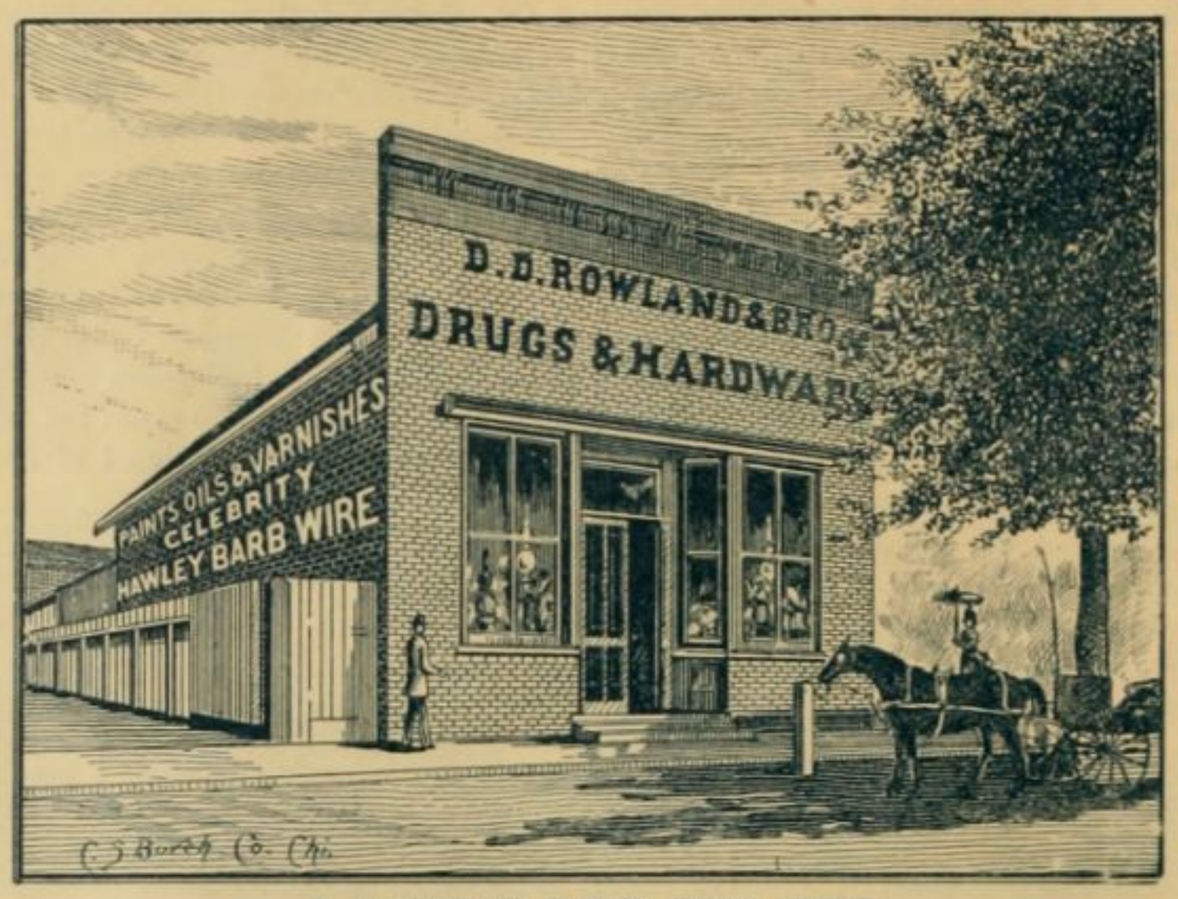
a pretty little sixty acre farm, half a mile from the city limits, is all under cultivation and improved with good hedge fences, a comfortable five room cottage and large bearing orchard, and is well watered by wells and ponds. It is all highly productive prairie land, only a quarter mile from school, and is owned by Mrs. R. A. Fox. It is a choice place for a suburban home, and is for sale by Theo. Gary on reasonable terms. Two and a half miles north of the city is the handsome 280-acre

GLEN-EDEN

farm and home of J. F. Brickell. It is graceful prairie and woodland, admirably drained and finely watered by streams, ponds, several wells and cisterns, and embraces forty acres of fine walnut, hickory and oak timber. Mr. Brickell has 200 acres under cultivation and has the place all well fenced with five miles of rail, plank, wire and hedge fence, and divided into ten to eighty acre fields, and further improved with a fifteen acre orchard, mostly in bearing with choice fruits, mainly standard winter varieties. He has good buildings and finely cultivated fields; grows from 2,000 to 4,000 bushels of corn, from 400 to 600 bushels of wheat, and about the same quantity of oats; puts up 160 tons of hay and feeds his coarse grains and hay on the farm. He keeps ninety head of high grade cattle, feeds fifty prime steers and half as many heavy pigs, keeps twenty well bred Norman-Morgan horses, of which one-third are choice brood mares, and breeds to his own handsome stallion "Tom Allen." Mr. Brickell purchased this farm eighteen years ago, mostly in a wild state and has put it in a high state of improvement. He is a model farmer, "has a place for everything and keeps everything in its place," says this is a royal country for mixed farming and the finest grass country of his knowledge. Mr. Brickell is without farm help, and has placed one half of this handsome property in the hands of Theo. Gary for sale on very liberal terms. It is near two school houses, has a rich black loam soil, and two dwellings, and can be divided into two desirable farms. Mr. Gran. W. Draper's 500 acre

CEDAR GROVE STOCK FARM

three and a half miles north of the city, is one of the finest places in the county. It is a combination of rolling timber and prairie land, with rich dark loamy soil, and is abundantly watered by two cisterns, three living wells, and fine large ponds, all equipped with the owners "Patent Spring Pond," a self watering process, for all classes of stock. Cedar Grove has 200 acres of woodland well set in blue grass, 120 acres in meadow, about 40 acres in corn and oats and 330 acres in blue grass pasture. It is improved with a beautiful $3,000 home, $3,000 barns, plenty of smaller out buildings and a twelve acre orchard; has seven miles of post and rail and barbed wire fence, dividing the place into fifty acre fields; and is a fine type of the handsomely improved, methodically conducted stock farm. Mr. Draper has the farm stocked with well bred mares, mules, horses, Poland-China pigs and short-horn



D. D. ROWLAND & BROS. STORE, BEVIER.

VIEW OF THE LITTLE PITTSBURG COAL AND MINING CO.'S MINE AT LINGO.

cattle, among the latter his well known

CEDAR GROVE HERD

of thorough-bred short horns, embracing about forty head of superbly bred and finely fashioned animals of the Imp. Young Mary, Imp. Miss Mott and Princess families, worth a day's journey to see. He also breeds pure Poland-China pigs and Plymouth Rock fowls, and has made a decided success of stock farming. He has paid for most of the farm and improvements out of the soil and grasses, and is evidently a born farmer and stockman. He began here without a dollar or farm experience, has accumulated this fine estate, is out out of debt, "pays as he goes," is high sheriff of the county, and believes this the finest country for enterprising men on the face of the green earth. Another of the model places of Macon county is Mr. B. F. Coulter's 200 acre

EXCELSIOR FARM,

under good fence, has 800 acres in cultivation and is improved with a large fine home, three large barns, a fine group of smaller outbuildings, ten miles of rail and hedge fences, a good orchard, plenty of cisterns, wells and ponds, and a running stream. Mr. Thrasher has 200 acres in blue grass pasture, puts up 300 and 400 tons of timothy hay; feeds about two car loads of prime steers and a car load of heavy pigs; keeps thirty well-bred horses, of which twenty are choice brood mares; has eight jennies, two jacks and a model Morgan stallion, and annually raises about twenty mules. Mr. Thrasher is a successful, representative, thorough stock farmer, has one of the model farms of the county, and is delighted with this country. Hon. Peyton Y. Hurt's 400 acre

FAIRVIEW FARM,

five miles south of Callao, is noteworthy for its fine general character and improvements. It is

eight miles of La Plata. It is a beautiful body of smooth woodland and prairie, dipping gently toward a branch of Salt River, by which it is watered; is further watered by cisterns, living wells and ponds, and has 120 acres in woodland pasture, well stocked in blue grass, the balance being all in grass, excepting forty acres, which is devoted to grain. The farm is superbly fenced with rail, hedge and wire, is equipped with superior gates, and divided into convenient fields, and is further improved with a fine orchard, a good home, a fine large barn, smaller barns, sheds, stables and other convenient outbuildings, a beautiful blue grass lawn, and other appointments of a model farm. Maj. Miles keeps his farm in perfect order, and is one of the thorough, systematic, progressive farmers of the county. He grows fifty bushels of corn to the acre, cuts 150 to 200 tons of timothy hay, and devotes his place to stock raising, his

LOOMIS & SNIVELY'S STORES AND ICE HOUSES, BEVIER.

located eight miles south of Macon and two miles north of Jacksonville. It is improved with a fine two story frame house, large frame barn, and a group of good minor out-houses; is all well fenced into forty-acre fields and all in meadow and pasture grasses; has a good orchard and wood lot; is amply watered with cisterns, six ponds and four wells, and from end to end is a model of neatness and method. Mr. Coulter is one of the progressive, enterprising, representative farmers of the county, handles Clydesdale horses and short horn cattle, has made the bulk of a fine estate out of the soils and grasses of Macon county, and holds the country in high esteem. The

MAPLE GROVE STOCK FARM

of Benjamin R. Thrasher, 1,000 acres in extent, and located a dozen miles southeast of Macon and four miles southwest of Clarence, is one of finest landed estates in Macon county. It is all mostly rolling prairie, embraces sixty acres of timber, has a rich, dark, loamy soil and is improved with fine board and rail fences; a large two-story frame house; two large barns and plenty of smaller outbuildings; is well watered with wells, cisterns and ponds, and is one of the premium farms of Macon county. Judge Hurt devotes this handsome place mainly to the breeding and raising of mules; is one of the ablest farmers in the county; has given each of his children a good farm; is getting past the working age, has plenty of worldly fortune, which he has made out of mules, tobacco and good business management in Macon county, and desiring to remove to the city, has placed his farm on the market through the agency of Mr. Theo. Gary. Another of these royal Mason county farms, is Major W. A. Miles' 400 acre

PIONEER STOCK FARM,

located twelve miles North of Macon, and within

PIONEER HERD

of thoroughbred short horns, embracing about fifty Daisies, Floras, Rubys, Annabelles, Rose of Sharon and White Rose animals led by a model Rose of Sharon bull from the famous Renic herd of Winchester, Ky. It is one of the finest herds in the country, alike for style and breeding, and an honor to the owner and county. Maj. Miles also breeds pure Berkshire pigs, has a fine bunch of high grade shorthorns and a string of choice brood mares, and is one of the most careful painstaking breeders and successful stockmen in the county. He believes in grass and stock farming, and pronounces Macon County the finest grass and stock county of his knowledge. Maj. Miles is well advanced in years; has provided all his children with good farms, is without a housekeeper, and offers this noble estate for sale, through the Macon agency of Theo. Gary. The 245 acre

LAKE VIEW FARM

of John M. Ketcham is located fourteen miles north of Macon and eight miles south of La Plata. It is a beautiful tract of smooth prairie, of rich black loam soil; is all well fenced with board, wire and hedge in twenty to forty acre fields, and watered by ponds, springs and wells. It is improved with 200 bearing apple trees, a beautiful home, superior barns and other outbuildings, and is devoted to mixed farming. The entire place is under high cultivation. Mr. Ketcham gets a large yield of corn, oats and wheat, puts up 150 tons of hay, keeps sixteen horses, of which half are Clydesdale brood mares; twenty-five high grade short horns and a pure bred bull; has 400 finely bred merino sheep, and ranks with the very best farmers in the county. He is a model farmer, owns a model farm, and, like all northern men who come here, is delighted with the country. The great need of this country is hundreds of such farmers as John M. Ketcham. In the same neighborhood, is

THOMAS GILBREATH'S FARM

of 200 acres, nearly all in a high state of cultivation, and watered by wells and ponds. It is mostly rich rolling prairie, embraces forty acres of timber; is improved with a pretty home and good outbuildings; good fences and orchard, and is devoted to mixed farming. Mr. Gilbreath feeds a car load of heavy pigs, keeps a good bunch of high grade cattle and some good horses, and ranks with the thorough, successful farmers of the county. He is a native of the county, and has improved this fine farm from a wild prairie. There is hardly an end of fine farms in this county, hundreds of which are worthy a place in this Hand-Book, but I have some notes on several of the outlying towns which will be of interest to the reader. Twenty-one miles north of Macon and 188 miles northwest of St. Louis, at the junction of the Wabash and the Chicago, Santa Fe & California (Santa Fe) railways, is the bright and growing town of

LA PLATA.

It is located in the north end of Macon county, on the crown of the "Great Divide," in the midst of a royal farm region capable of sustaining a city of 5,000 souls, and is one of the most prosperous and enterprising towns of its class in Missouri. This go-ahead little city has 1,100 wide-awake and progressive people, and other

SALIENT FEATURES

that will be of interest to the reader, among which are a healthy and commanding location, an ample supply of pure water, plenty of neighboring coal and timber, six churches, a full representation of the leading fraternities, a post of the Grand Army, a live newspaper, a successful creamery, an elegant public school house and superior schools, about twenty-five solid, prosperous business concerns, a strong bank, fine roller process flouring mills, and better still the new

LA PLATA FAIR ASSOCIATION,

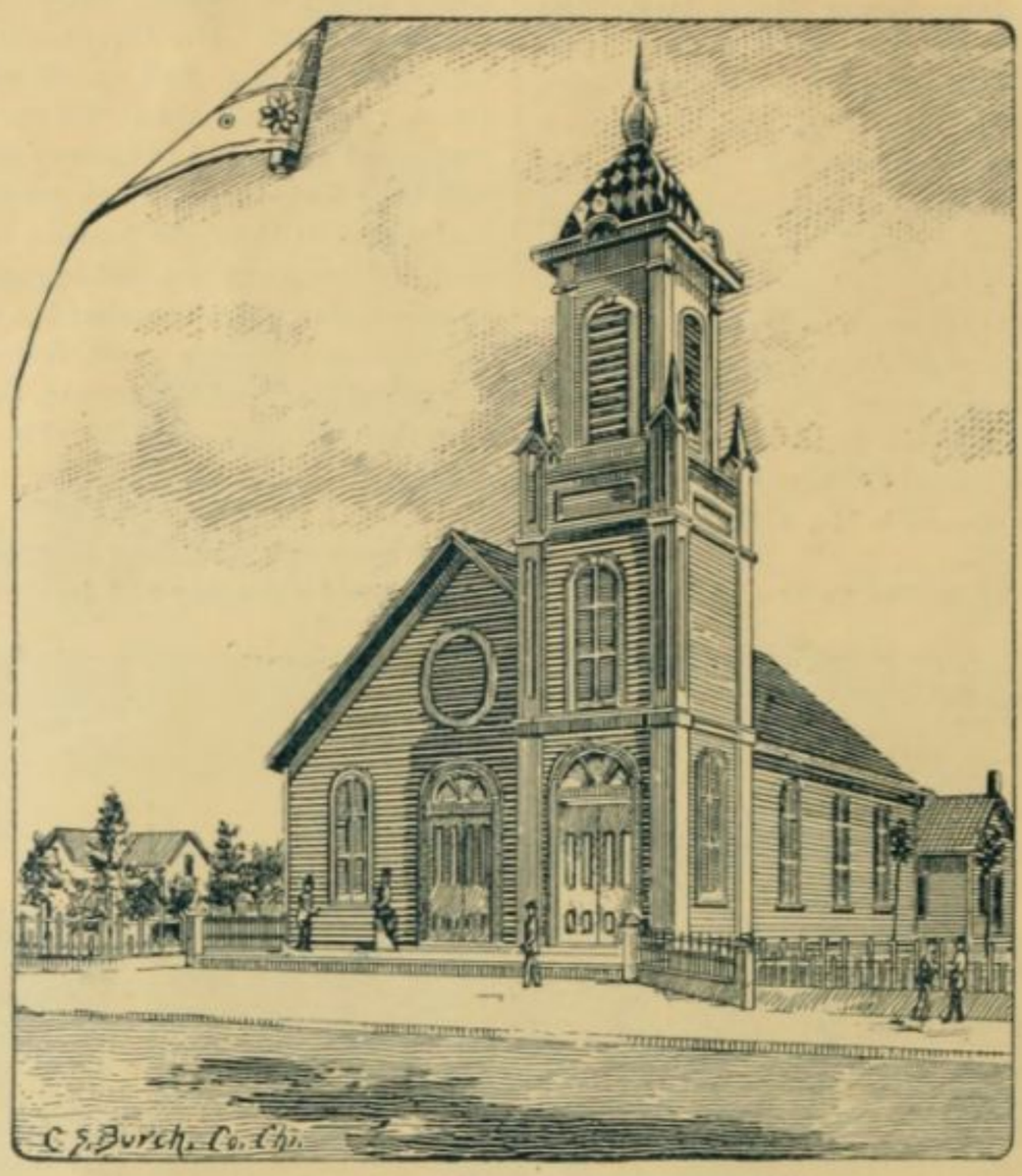
with its handsome grounds, fine race track, and ample buildings. This association will open its Maiden Annual Exhibition on the 12th of September, and all the indications point to one of the most successful occasions of the kind in north Missouri. La Plata is one of the strongest trading towns in this division of the State. It has

A HEAVY EXPORT TRADE

in fat cattle, pigs, mules, sheep, hay, corn, oats, wheat, grass seed and minor country produce, and a correspondingly large trade in general merchandise, hardware, farm machinery, etc., etc., the yearly transactions in all these lines exceeding *one million dollars*. The recent opening of the new Santa Fe line from Kansas City to Chicago has not only doubled its

RAILWAY FACILITIES,

but given a wonderful impetus to every department of local business, to real estate values, building, etc. Besides this valuable trunk line, with its valuable eastern and western connections, the Wabash, with its St. Louis and southern connections and its connecting lines north to Ottumwa, Minneapolis and St. Paul, give the town fine facilities for trade and manufacturing. La Plata is the centre of one of the best grain and live stock districts in Missouri, and must always be



CUMBERLAND PRESBYTERIAN CHURCH, LA PLATA.

a prospering trading point. It is brim full of live men, and the outlook for the city is particularly promising. A noteworthy feature of the town is its newspaper, the *La Plata Home Press*, one of the livest and brightest country journals in Missouri, and a mighty strong factor, too, in the growth and welfare of the city. It is edited by Chas. N. Mitchell, one of the best newspaper men in this region, and, I am told, has a very liberal patronage. Another feature of interest is

GORDON & GOODING'S STORE AT ATLANTA.

THE LA PLATA NURSERY

of Mr. W. S. Little, a practical fruit and nurseryman of good experience. Mr. Little has very full stocks of all the fruit trees and smaller fruits suited to this climate and these soils, and has built up an enviable reputation for honorable management of this delicate and onerous work. Mr. Little's catalogue embraces not only a complete list of all the valuable standard fruit trees and small fruits of the latitude, but carries a very fine list of shade and ornamental trees, rare plants, shrubs, flowers and indeed everything carried in the leading nurseries of the older States. He is also manufacturing building bricks on a good scale, and authorizes the statement that Macon County is one of the finest fruit regions in the western country. La Plata is fast taking on the air of a business metropolis, and with a group of live, progressive town-builders at the helm, and her splendid natural and railway advantages, is destined to become a city of commanding magnitude and importance. A dozen miles north of Macon and nine miles south of La Plata in a country rich and fair enough for a Flemish garden, is the village of

ATLANTA,

a pretty town of 350 people, two churches, a dozen business houses and some of the livest business men in Macon, or any other county. This little city, too, is on the Wabash Railway, and represents a farm country, rich enough in fine farms, orchards, herds and grainfields to take care of a town of 1000 people. Besides a large and prosperous general trade, the export trade in grain, live stock, fruit, hay, grass seed and kindred products, is large enough to compliment the average town of 1500 people. Atlanta is a thriving trading town, and with the development of the tributary country to its maximum, will grow to five times its present proportions. With a word of thanks and a regretful good-by to all the good people of La Plata and Atlanta, we (the reader and I) will take a run up the old Hannibal road to

BEVIER,

the great coal producing town of Macon County and North Missouri. It is located five miles west of Macon, on the Hannibal & St. Joseph Railway, in the midst of a beautiful woodland and prairie country; occupies a fine healthful elevation, and has a population of about 1200; this number being considerably increased in the busier winter coal mining season. The entire town is built up on the one absorbing industry of coal mining, which is carried to splendid proportions by the several operators engaged in the business. The town has eight churches, flourishing Odd Fellows, Knights of Pythias, Select Knights, and A. O. U. W. lodges, a post of the Grand Army, a score of business houses, fine public schools, and a large general trade stimulated by the heavy coal production. The trade in hay, grain and general farm produce is unusually heavy for a town of this class; but none of these products are exported, all being consumed by the operators and miners. The

SIX COAL MINES

now being operated at this point employ about 700 men during the summer, and some 1200 in the more active winter season. There are in all seven mines in working shape, the yearly capacity of which exceeds

HALF A MILLION TONS

of coal. The actual product falls a little below these figures, but is likely at no distant day to be carried much above them.

THE COAL SUPPLY

seems practically inexhaustible. The veins now being worked at a depth of sixty to eighty feet, range from four to six feet in thickness, and extend well over the neighboring country. The product is consumed by the railway and by a vast region of country beyond the Missouri River in Kansas and Nebraska. The quality of the coals mined at this point is equal to any of the bituminous coals in the Western country, and gives them decided favor with consumers.

THE LEADING COAL OPERATORS

are Messrs. Loomis & Snively, successors to the Old Central Coal Mining Co., which they bought out in 1878. Their original purchase of mining territory, franchises and mines covered properties valued at $500,000. They have since increased their capital stock to $600,000—an increase demanded by the sinking of a new shaft, putting in compressed air machinery and Harrison's mining machines, by which their mines are now operated. They own and operate the well known

BLACK DIAMOND COAL MINES,

numbers 1, 3 and 4 (views of which are herewith given), and from which sixty car loads of coals are daily mined. These three mines have a working capacity of 100 car loads, and are run to their maximum in the cold season. They employ 500 miners in summer, and a much larger force in winter. They run in connection with these mines, three large wholesale and retail yards in Kansas City, Atchison and St. Joseph, and in addition to their own product, handle anthracite and other coals, lime, cement, plaster, hair, etc. They have $10,000 invested in each of these yards where they market their surplus coal after supplying the Hannibal & St. Joe, K. C., St. J. & C. B., and other railroads. Their shipping trade extends well over Kansas and Nebraska, and is steadily extending, both as to territory and volume. They also run in connection with these mines a heavy general merchandise, grain and produce business, carrying from $30,000 to $40,000 stocks, and running their yearly sales up to $140,000 and $160,000. They also have a heavy trade in "channel ice," taken from the Missis-

W. H. LOOMIS' BLACK DIAMOND STOCK FARM, 1 MILE SOUTHWEST OF BEVIER.

sippi River, with which they supply the entire city. They have, too, an extensive meat market with ample cold storage and annually slaughter 300 cattle, 400 sheep, and 700 hogs, most of which stock is fattened on Mr. Loomis's "Black Diamond" farm near the city. Their extensive mercantile business embraces every thing in local demand, from a paper of pins to a steam engine. This department of their business is very successfully managed by Mr. Lou J. Loomis, a young gentleman of rare executive and managerial gifts, and is by a good margin the largest mercantile concern in the county. Their mines, especially *No. 4*, are among the best equipped and most elaborately constructed coal mines in the Western country. They have under tribute to these mines, and in their own right, 2,000 acres of the finest coal lands in the county or State, and as a coal mining corporation, rank with the ablest and foremost in the Western States. One of the noteworthy features of this notable locality is

THE BLACK DIAMOND STOCK FARM,

a magnificent 800 acre tract of rolling prairie and woodland. It embraces 630 acres of well-fenced land, 250 of which is under plow, the balance being in timber; is admirably watered by running streams, wells and ponds, and as the view shows is fairly well improved and will be further improved by Mr. Loomis with handsome buildings, sheds, corrals, fences, &c., until he has made it one of the handsomest country places in North Missouri. He has the means and taste to carry his plans for a beautiful country home and stock breeding farm to a splendid issue. Bevier is steadily growing with the growth of this great mining industry, and has a bright future. Four miles west of Bevier, on the beautiful Chariton Divide, is

CALLAO,

a town of 450 people, in the midst of the finest tobacco and wheat district in the county. It is prettily located and environed with beautiful groves, orchards and vineyards; has two churches, two fine village schools, a dozen business concerns, two large tobacco factories for rehandling tobacco, and one of the completest roller flouring mills in the country, managed by that prince of good fellows, Mr. W. W. Bricker. Mr. Bricker also handles lumber, furniture, grain and live stock, and belongs to a group of No. 1 business men who are managing the leading lines of trade in this pretty little city. Callao enjoys a large and growing export trade in tobacco, grain, live stock, railway ties, piling, fruit and general farm produce; has never had a boom, but is sure and steady as the tides, and has in her location and surroundings the elements of enduring prosperity. Half a dozen miles beyond Callao, to the westward of the Chariton, is

NEW CAMBRIA,

another pretty, prosperous town of 450 people. It has several churches, a fine school, a dozen business houses, new and very fine roller flouring mills, a group of prime good business men, and a beautiful tributary country rich in tobacco and grain fields, orchards and herds. It is a prominent shipping point on the Hannibal & St. Joseph Railway for railway ties, piles, fruit, hay, grain, tobacco and live stock, and has to the northward a prosperous Welsh settlement. Like Callao and Bevier it has within and around it the best elements of enduring thrift and growth. There are other small towns in the county, but the limits of this Hand Book have already been invaded and I must close with

A WORD OF THANKS

to gentlemen who have kindly contributed to the success of this Hand-Book. To Mr. Theo. Gary, the man of all work and no play, to whose energy, public spirit and splendid working gifts the City and County of Macon are indebted for this book and many another generous service for their material advancement; to Mr. J. A. Hudson, the sterling editor of the Macon *Times*, for no end of good offices in aid of this enterprise; to Mr. F. A. Dessert and to my old and valued friends Mr. I. C. Stephens and Maj. S. G. Brock, for courtesies worth remembering, and to all the good people of Macon County, whose material aid and encouraging words have ministered to the success of the Macon County Hand-Book, I give my blessing and reluctant good-bye.

TO THE READER

in distant lands, who may doubt the correctness of the statement of facts herein recorded, and mayhap fancies this an over-colored picture of the condition, resources and advantages of Macon County, I send, herewith, greeting from the 30,000 people of the county, and pledge him in their behalf a cordial Western welcome when it shall please him to visit and inspect the homes, herds, farms, orchards, coal fields and towns of one of the fairest and most fertile regions in the sunny Southwest.

STOCK SCENE NEAR CHARITON RIVER, MACON COUNTY.

List of Desirable Macon County Farms for Sale by Theo. Gary, Macon, Mo.

No. 1.—130 acres, 2½ miles from Excello and Jacksonville, bo'h on the Wabash Railroad; 2 miles from a flour and saw mill, 2½ miles from church, and 1½ miles from school. All under fence; 90 acres under cultivation, 40 acres in timber well under-brushed and in blue grass; 30 acres in clover and timothy; cross-fenced into six different enclosures; fence made of rails and barbed wire; 100 bearing apple trees; a well finished, well painted 5-room house, with lightning rods; well fenced lawn; meat and poultry houses; 38x40 log barn, with frame sheds all round it; good granery; buildings all frame, except barn. Farm finely watered with four living wells and running stream. County road on one side of farm, cutting off pasture. All tillable land, except a little along stream. Yard set in blue grass. This is a fine farm, located in a good neighborhood.

JOHN M. LAMB.

No. 2.—A 120 acre farm, 6 miles north of Callao; 100 acres in cultivation; 70 acres under fence; good 4 room frame house, good barn, living water and good young orchard. JOHN HOLMAN.

No. 3.—A 240 acre farm, one mile from La Plata, 2½ miles from Santa Fe Railway, ½ mile from school. A one and a half story frame house, 18x36, with a 12x24 addition; a frame barn, 48x48; small orchard, and some young fruit trees; cisterns at house and barn; 80 acres in meadow, 80 acres in pasture, and after this fall will be all in grass. S. ATTERBERRY.

No. 4.—A farm of 67 acres; 47 acres in cultivation, 20 acres in timber and pasture; rail and wire fence; three living wells; one cistern; a No. 1 good orchard of apple, pear and peach trees, a two story six room frame house, with summer kitchen; a frame barn, 30x38 feet, only 100 rods from Love Lake, on the Wabash Railway, 100 yards from church, and ¼ mile to a schoolhouse.

J. B. AYERS.

No. 4½.—A 200 acre farm, one mile from church, 80 rods to schoolhouse; 120 acres in cultivation, 10 acres in timber, and 70 acres in meadow; rail and hedge fence, five living wells, one pond, good orchard, two-story eight-room frame house, and a bank barn, 52x60 feet.

W. T. GARDNER.

No. 5.—120 acres, eight miles northeast of Macon, four miles from Round Grove, on the H. & St. J. Railroad, and one mile south of La Porte. All enclosed; 20 acres in timber, 20 acres in meadow, post and rail fence, a living well and two ponds, 75 bearing apple trees, a four room frame house, large 24x60 foot barn; ¼ mile to church; 80 rods to school house.

WM. YUTZ.

No. 6.—207 acres; seven miles north of Macon, and one mile from Blackwell Station, on Wabash Railway; 150 acres in cultivation, balance in white oak timber. New four-room house, two wells, two ponds, good large orchard, good granery, frame barn, two miles from church, ¼ mile from schoolhouse, one and a quarter mile to post office. MRS. MARY A. THOMPSON.

No. 7.—100 acres, five miles southwest of Bevier; 50 acres in meadow, 30 acres under plow, 10 acres in pasture, 10 acres in timber. One and a-half story frame house, 18x36, with four rooms and cellar, walled up with brick and stone, and fronts south; barn 16x20, with shedding all round it; tobacco house 20x22, with sheds on two sides, good frame granery and frame summer kitchen, poultry house, corn crib, new cow sheds, a small bearing apple orchard, 50 young fruit trees, living well and cistern. Farm sub-divided into four fields, and within three miles of three churches.

P. J. BAKER.

No. 8.—85 acres, seven miles north of Callao and sixteen miles northwest of Macon; 55 acres in cultivation, balance in timber; three room frame house and good out-buildings.

JOHN W. ST. CLAIR.

No. 9.—140 acres, 2½ miles northeast of Atlanta; 10 acres in meadow, 85 acres in cultivation, 2 acres in old bearing orchard, 38 acres in woodland pasture. A 16x32 one story house, with a 14x14 addition, log barn, frame smoke house, good cistern, living water in pasture.

W. D. MCDUFFEE.

No. 10.—86 acres, three miles south of Bevier, all underlaid with a five foot vein of coal; 55 acres in cultivation, balance timber land—all under fence except 15 acres. Story and a half log house, weather-boarded, lathed and plastered; good out-buildings. Log barn 20x60, with shed on south side; good rail fence.

JACOB MARTE.

No. 11.—140 acres new land, six miles north of Callao, and six miles from new Santa Fe Railway; 90 acres in cultivation, 50 acres in timber, 35 acres in meadow—all good tobacco or wheat land. Good orchard, story and a half house with four rooms, good cistern, four ponds, extra good fences. J. E. WILSON.

No. 12.—125 acres, three miles south of Bevier and seven miles southwest of Macon, all underlaid with five foot vein of coal, and all in cultivation except 15 acres of timber; two cisterns, a living well, small orchard, good vineyard, story and a half log house, with four rooms, weather-boarded and plastered, good cellar, log barn 53 feet long, with shed on one side.

FRED. SCHUKNECHT.

No. 13.—60 acres, seven miles southeast of Macon; 40 acres fenced, 20 acres timber, 80 rods to church, three-quarters of a mile to school.

J. E. HYATT.

No. 14.—160 acres prairie and timber land, six miles north of Callao; 125 acres in cultivation, 35 acres in timber. Two story six room house, cistern, living well, good orchard, farm all under fence, and good improvements all round.

E. C. LOYD.

No. 15.—"Fairview" farm of 400 acres, five miles south of Callao; 335 acres in cultivation, 65 acres in timber, all well fenced with plank and rails. Fine large two story house, 18x36, with an 18x26 foot addition, two large frame barns, plenty of water, fine meadow—a choice stock farm.

No. 16.—160 acre farm, eleven miles south of Macon, twelve miles north of Moberly, and two miles from Jacksonville, on Wabash Railway; 140 acres fenced into ten fields and pasture, 100 acres under cultivation, 47 acres in timothy clover and red top. Frame house, 18x34, with a 24x24 addition, five rooms, two porticos, one porch and cellar, all well finished. Good frame smokehouse, 12x14, and woodhouse, 12x14; poultry house; good new frame barn, 32x42; good granery, 12x14; implement house, 16x24; cow barn, 30x40; log barn, 20x20, with shed on one side; stud barn, 14x14, with shed on one side; sheep barn, 18x20. Lawn fenced and garden picketed. A number of stock lots. Farm watered by four good cisterns, two at house and two at barn, five ponds and running creek. Plenty of timber to run farm. Good bearing apple orchard of 40 trees, also a young orchard. Wood land underlaid with coal. Good neighborhood, and a flouring mill within one mile. Reasons for selling, old age and incapacity for manual labor.

BENJAMIN F. ELSEA.

No. 17.—Choice farm in Linn County, Mo., for investment and farming purposes, one mile from the town of Marceline, the new division point of the Chicago & Santa Fe R. R.—560 acres in the tract—all under fence. Small orchard, three good living wells of water, two large ponds; water never failing; 60 acres in timothy meadow; 50 acres seeded to clover; 200 acres fresh land, only cultivated two years; 160 acres in pasture, pretty well set in blue grass; 40 acres pasture timothy and clover; 50 acres blue grass timber land—timber enough to keep place up; barn 30x40, frame, new shingle roof; small house, not much value. Soil on entire tract extra good; no level or hard pan on it. Linn County is out of debt, and taxes very low; 100 miles from Kansas City. The town of Marceline was only laid out about ten days ago, and already over 1,000 lots sold; is sure to make a town of from 5,000 to 10,000 inhabitants. This tract of land can be had for $50 per acre—one-third down, balance in payments to suit the purchaser, at six per cent. interest. Would prefer payments after first in $1,000-payments annually until paid for.

No. 18.—340 acres; one and a-half miles north of Love Lake, on the Wabash Railway; 170 acres in cultivation, balance in timber and pasture. Farm all fenced and watered by creek, wells, spring and ponds. Good bearing orchard of 100 trees; good story and a-half frame house and good outbuilding; log barn, 18x24. Four miles from La Plata, one mile to schoolhouse, half a mile to church. JOHN M. KETCHAM.

No. 19.—A 360 acre farm, six miles from Atlanta; all fenced and in cultivation. A choice prairie farm, with good seven room frame house, two frame barns, one 30x50 and the other 36x42. Good orchard of seventy bearing trees, good stock well with wind-mill, also large pond with pipe tank and float, and stocked with German carp. One-third of farm in oats and corn, balance in meadow and pasture. Half a mile from church, one and a quarter miles to school. One of the best farms in county. ORLA SNOW.

No. 20.—A 200 acre farm; two and a-half miles from Macon. Subdivided into forty and eighty acre lots. One story five room house; large frame barn. Farm fenced with rails and wire. Large pond stocked with German carp, and one cistern. All in meadow and pasture, except sixteen acres. A No. 1 stock farm.

F. K. WILCOX.

No. 21.—Ten acres, situated in the suburbs of College Mound, one story six room frame house, small orchard. A well improved place with good barn and other outbuildings.

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Within five minutes walk of the Post Office, the principal street leading to the Addition Macadamized to within one block, with the Streets and Alleys nicely Graded throughout, there is bound to be considerable outcome to this property. To

THOSE WHO ARE WITHOUT HOMES

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High and Dry, Located right in the Direction of the Growth of the City, plenty of Good Living Water can be had at a depth of Twenty Feet, the extremely Low Price

These Lots will be Sold at,

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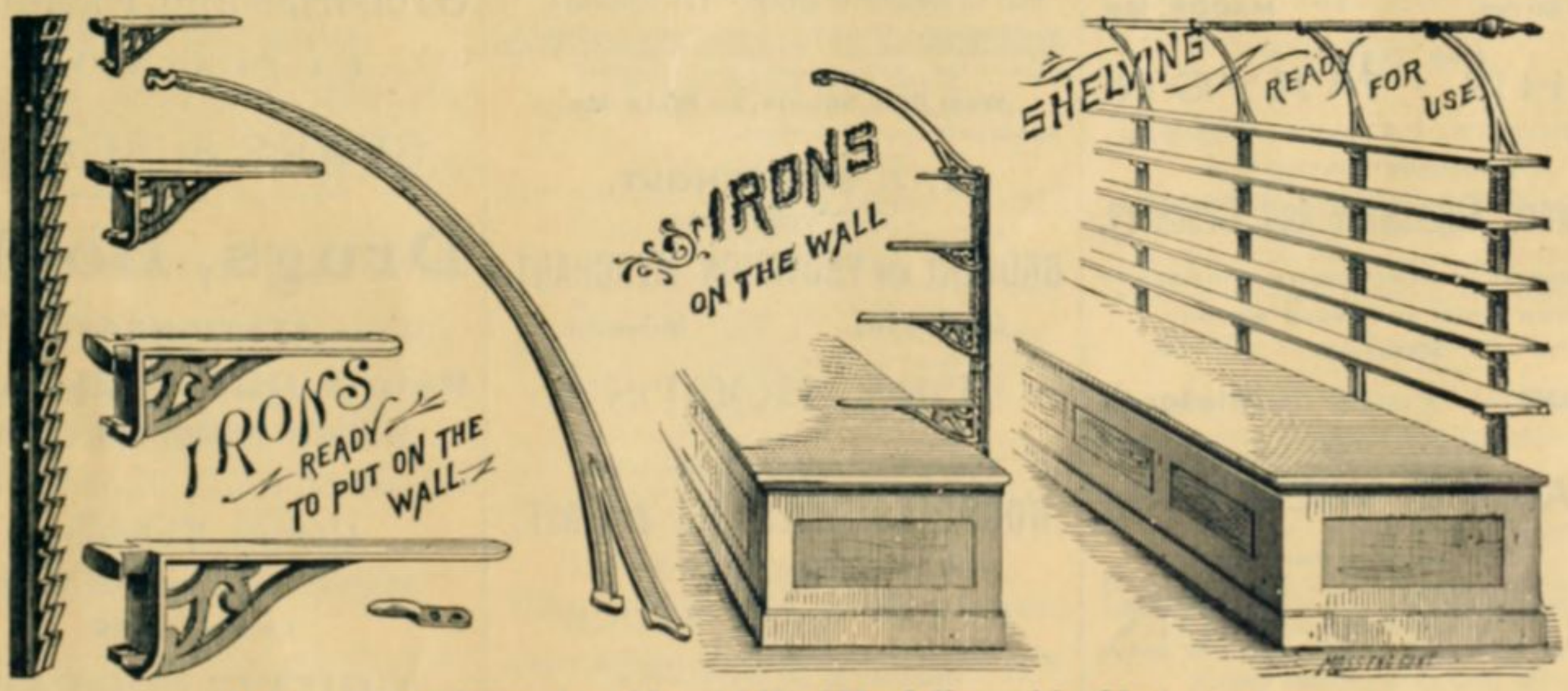

A Few Facts Why You Should Use My Adjustable Shelving Irons.

No more bills of 50 or 100 dollars to pay every time you want to make a change in your shelving; the only perfectly adjustable store and office Shelving ever invented; the best device used for stores, libraries, pantries, closets, book-cases, cheese factories, etc.; they can be put up, taken down, or changed to any distance apart a thousand times and not mar the paint, injure the lumber or break the plastering. They are cheaper than any other; they will last a lifetime, and can be changed to accommodate any line of goods, or removed from one room to another, at a very small expense; the shelves can be raised or lowered in a moment's time, thereby giving you any space desired; they make a straight and uniform line of shelving when desired; they do away with the annoying wood standards; they do away with the expensive wood cornices, which accumulate dust and scatter it over your goods whenever disturbed; they look better and are cleaner; they allow a merchant to place his goods close together, economizing space and making his goods show up one hundred per cent. better; they do away with the expense of painting a heavy cornice every few years. To sum up, they are cheaper, neater, prettier, more convenient and more durable than the old style shelving. Although of late introduction, **they are in actual use in nearly every State in the Union; they have not failed in a single instance to give entire satisfaction**; after once being introduced no other is ever used. "I would have no other, no matter what they cost," is the expression of all who have used them. All infringements prosecuted to the fullest extent of the law.

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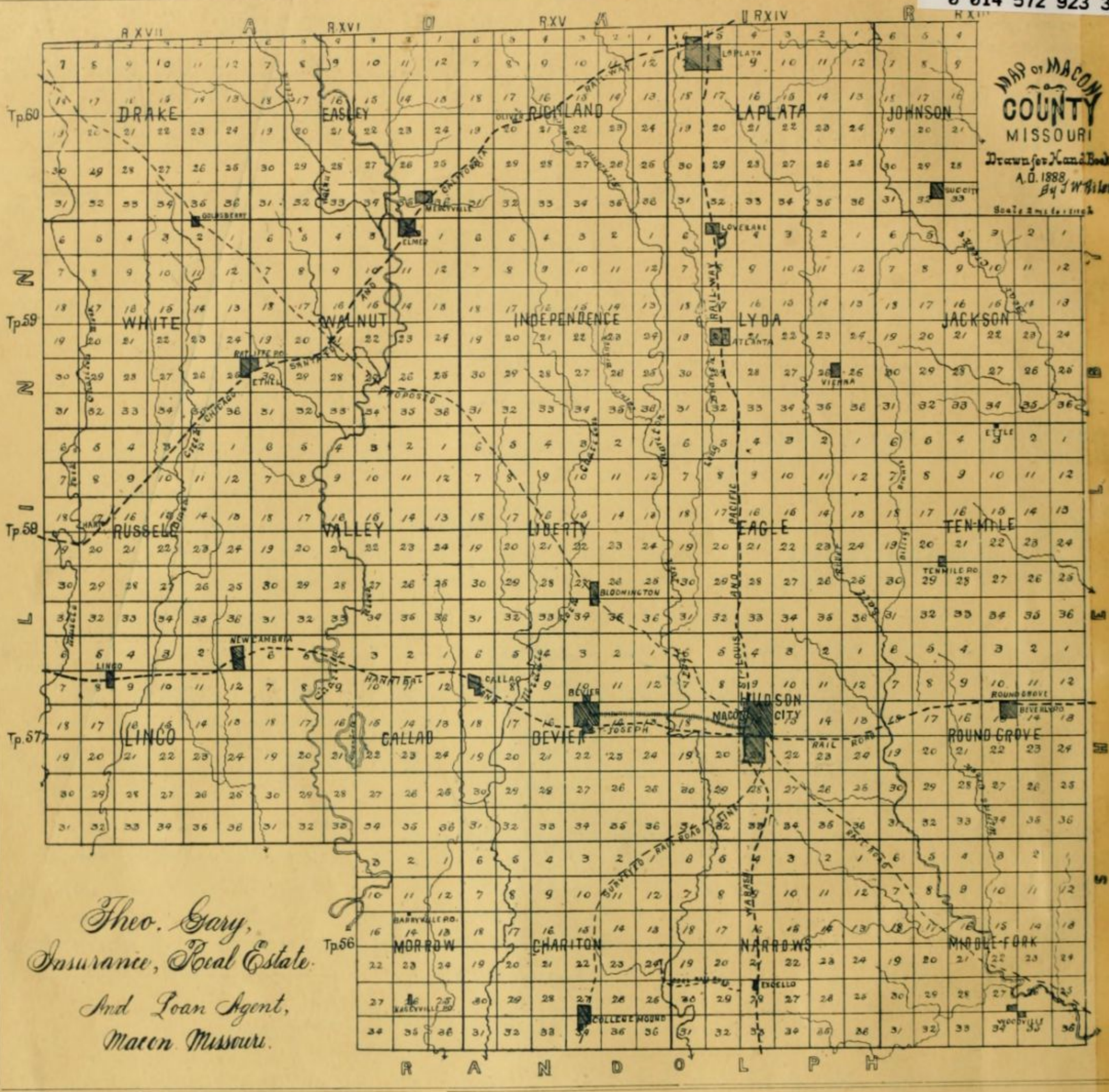

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